

## Comment on the Papakāinga Development – Rāpaki, Christchurch Fast Track Application

All sections of this form with an asterisk (\*) are mandatory.

### 1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant):	
First name:*	Maire
Last name:*	Duffell
Postal address:	
Home phone / Mobile phone*:	
Email*: (A valid email address enables us to communicate efficiently with you)	

### 2. Please provide your comments on the Papakāinga Development – Rāpaki, Christchurch Application

If you need more space, please attach additional pages. Please include your name, page numbers and Papakāinga Development – Rāpaki, Christchurch Application on the additional pages

I am a resident in flat 1 on the proposed development site (2 Rāpaki Drive) and have been for over 15 years. My comments as requested are attached. 

*Mr. [Signature]*

## Thank you for your comments

I cannot receive emails and my postal address is correct.

I can receive emails and my email address is correct.

3. We will email you draft conditions of consent for your comment about this application.\*

## COMMENTS AS REQUESTED

MAIRE DUFFULL

**I fully endorse the 2 letters in Appendix 11.**

Consultation was undertaken with adjacent properties but not the existing tenants. To date only 2 of the tenants have received this notice. This request was received 26<sup>th</sup> September 2020.

The application states the development will not be in stages, what plans are for the current kaumatua? as construction takes place.

Was there consultation with Kaumatua, or with developers of retirement homes to assess the main requirements for older people living? There are many other 'retirement type' developments in New Zealand that are designed more in keeping with older folk and their lifestyle. The current tenants have insight into what is required.

1. Clotheslines. At present each tenants has a line directly from their unit. Having to go past other units to get to the line seems unnecessary. The plans do not show how many lines there will be.
2. Carparking space would be better at each unit; e.g. a carport and small shed.
3. Common Room, Is this necessary when Te Wheke Marae is down the road and available for use. I don't believe this Common Room will be used and who cleans it.
4. Bike shed, (there is no existing bike shed) - ridiculous!!! - Will Kaumatua be able to ride in this terrain: Rapaki Drive is very steep to the beach and only one way, Govenors Bay Road is extremely busy, narrow and in poor condition. I can't see any of the current tenants being interested in biking.
5. Rapaki Drive is a nice 'lane'. However it is single lane and extremely busy in the summer with the public going to the beach. Te Wheke Marae is increasing the use of the road. Surely this road will need to be widened in the near future for safety. My concern is, where is the land coming from if this development is closer to the existing road?
6. I disagree with the Traffic Effects, outlined in the application. Access to the site is currently dangerous; I cannot see this danger will lessen with more than double the traffic.

7. The existing retaining wall that will be left unchanged as per the application needs attention. Silt and water come **under** the concrete drain. Even if there is no development, this needs attention.

## 8. DESIGN OF UNITS:

Kaumātua often have to use walkers, I do not believe there is room in the units to maneuver. The doors should be wider, the living area is narrow. Has thought been given to furniture and maneuverability?

The decks are small. There is little private outdoor space for each unit.

Open underneath the units?, Will this space be used to store items?, surely these could be covered in.

Egress in the case of fire in the front units?. There are no steps from the decks. There is only one exit from these units.

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Units 1-5 cannot have their entry from the front deck; there is no access from the ground

9. *Why 10 units? And \$3.5m.*

*\$50k- \$70,000 on each existing unit would bring them up to standard with double glazing, new joinery, kitchen, paint etc.*

*Kerb and channel and asphalt the existing drive, and repair the retaining wall.*

*There is room on the site for 2 x duplex units in the future.*

*Why a common facility when Te Wheke Marae is available for Kaumatua to use.  
10 units will require the cost of an on site manager and handyman.*