

Request for acceptance of Papakāinga Development Plan

To meet permitted activity standard PKA-R2 of the District Plan

To: RMA Consents
Whangarei District Council
Private Bag 9023
Te Mai
Whangārei 0143

consentsadmin@wdc.govt.nz

Office Use only

Date Received:

Time received:

Property #:

Land #:

Planner:

Engineer:

BEFORE USING THIS FORM PLEASE NOTE:

If you need a resource consent to do what you propose on your whenua, you do not need to complete this application form. Your application for acceptance of a Papakāinga Development Plan (PDP) can be dealt with as part of processing your application for resource consent.

Any written acceptance provided by way of this application is only acceptance that your PDP meets the requirements for a permitted activity under rule PKA-R2 of the District Plan. Resource Consent may be required from us where what you propose to do on your whenua does not comply with:

- District Wide Rules.
- Rules of the underlying zone, unless otherwise specified in PKA-R2.
- Rules of any National Environmental Standard administered by us.

We recommend that you discuss what you propose to do on your whenua with our duty planner or via a pre-application meeting prior to submitting your application to us.

Where you want confirmation that what you propose on your whenua is a permitted activity under all rules of the District Plan, you will need to apply for a certificate of compliance.

Why do I need to complete this form?

Permitted activity standard PKA-R2 of the District Plan requires that a Papakāinga Development Plan (PDP) be submitted to us prior to any application for building consent on Māori freehold land as defined in the Te Ture Whenua Māori Act 1993. This application form identifies the information that we, as local authority for the Whangārei District, require to assist us with providing written acceptance of your PDP.

What do I have to do?

Simply fill in this form and send it back to us at the email or address above. Please answer all questions in as much detail as possible and attach the required information.

It is recommended that you make and receive a written response to this application from us prior to applying for Building consent.

What should I expect to happen once I have made an application?

We will undertake an assessment of your application to determine if it meets the permitted activity standards set out in PKA-R2 of the District Plan. We may ask you for additional information to assist with this assessment.

Where we identify that the permitted activity standard is met, we will provide you written acceptance of your PDP. Where it is identified that the permitted activity standard is not met, we will advise in writing as to the reason(s) for this.

We will endeavour to process your application within 20 working days of receiving it.

1 The applicant

Full name of applicant(s): _____

Postal address: _____

Phone: _____ Email: _____

2 The whenua

Owner details: (provide details of joint ownership or Trust and / or attach): _____

Physical address: _____

Legal description(s): _____

Has a PDP previously been accepted on this whenua? Yes No Unsure

If Yes, Council Reference (if known) _____

3 Information requirements

Have you attended a pre-application meeting in relation to this Application? Yes No

I attach:

Record of title and relevant interests

Search copy must be dated within the last 3 months

Details of ownership

Where the whenua is jointly owned or held in a Trust, please provide documentation detailing this ownership arrangement and/ or listing the names of all owners.

Papakāinga Development Plan (preferably drawn to scale)

Note: *The Papakāinga Development Plan should at minimum be informed by the findings of the Site Suitability Report and any recorded historic heritage (including archaeology) that is protected by the Heritage New Zealand Pouhere Taonga Act 2014.*

The following must be detailed on the Papakāinga Development Plan:

- *The boundaries of the parent title.*
- *The location of any residential units (existing and proposed).*
- *The location of any structures other than residential units.*
- *Any areas of land, buildings or major structures to be used for commercial, community or industrial activities.*
- *The setback of any place of assembly, recreational facility, educational facility, commercial activity, or industrial activity from any existing residential unit on a separate site (as applicable).*

Note: The setback must be at least 100m to meet the permitted activity standard. Where this rule is not met a resource consent will be required.

- *The gross floor area of any commercial or industrial activity proposed (as applicable).*

Note: To meet the permitted activity standard the commercial or industrial activities on any one site shall not cumulatively exceed 500m² in gross floor area. Where this rule is not met a resource consent will be required.

- *Areas of land not suitable for building.*
- *Areas of land to be used for effluent disposal.*
- *Areas of cultural or historical significance.*
- *Any natural features (e.g. watercourse or wetland).*
- *The location any existing or proposed access track or road (including associated vehicle crossings).*

Site Suitability Report, prepared by a Chartered Professional Engineer.

Note: The site suitability report must:

- *Identify areas of land that are suitable for building and any areas not suitable for building. This shall include any foundation recommendations for any buildings.*
- *Confirm the areas of land that are suitable for effluent disposal and that there is enough land available on the site for effluent disposal in relation to the type and number of buildings proposed. This shall include any recommendations for the effluent disposal.*
- *Confirm that the proposed residential units will have sufficient water supply for firefighting purposes and be accessible by firefighting appliances in accordance with Council's Environmental Engineering Standards 2010 and more particularly with the 'FENZ Fire Fighting Code of Practice SNZ PAS 4509:2008'.*
- *Include suitable evidence/ design to illustrate that, appropriate stormwater disposal will be provided for all impervious surfaces to ensure compliance with Rule TWM-R2 in the District Plan and Chapter 4 of Council's Environmental Engineering Standards 2010.*
- *Include an assessment of access in the context of the number of residential units and other activities proposed and in accordance with the rules for access in the Transport Chapter of the District Plan. This shall include any design recommendations in relation to access.*

Statement of intended non-residential use (where applicable)

Note: Where a place of assembly, recreational facility, educational facility, commercial activity or industrial activity is proposed as part of the Papakāinga a written statement is required in support of your application that:

- *Outlines the activities proposed; and*
- *Demonstrates that the activities will be established in conjunction with the residential activities of the papakāinga; and*
- *Demonstrates that the activities are directly associated with the residential activities of the papakāinga.*

A resource consent may be required where the activities will not be established in conjunction with and are not directly associated with the residential activities of the papakāinga.

4 Declaration of applicant or authorised agent

Privacy:

We require the information you have provided on this form to process your application and to collect statistics. We will hold and store the information, including the form and all associated reports and

attachments, on a public register. The details of your application may also be made available to the public on our website.

The details are collected and disclosed to inform the general public and community groups about all applications which have been processed or issued through us. If you would like to request access to, or correction of any details, please contact us.

A link to Council's full Privacy Statement is as follows: www.wdc.govt.nz/Privacy

Site visit:

By signing this form, you confirm that we are permitted to undertake a site inspection(s). In relation to any such site inspection, you are responsible for providing us with information as necessary to ensure we can undertake a safe and accessible site visit.

In the case that we visit the site and are unable to undertake the site visit because of safety or access issues that have not been disclosed, you will be responsible for any costs associated with re-visiting the site, in addition to those associated with the initial visit.

Applicant declaration: (required where an authorised agent is not acting on your behalf)

I / we confirm that I / we have read and understood the above.

Applicant name: _____

Applicant signature _____ Date: _____

Applicant name: _____

Applicant signature _____ Date: _____

Authorised agent declaration:

As authorised agent for the Applicant, I confirm that I have read and understood the above information and have fully informed the Applicant of their obligations in connection with this application. I confirm that I have the Applicant's authority to sign this application on their behalf.

Agent's signature _____ Date: _____

Name of agent: _____

Company name _____ Reference: _____

Postal address: _____

Phone: _____ Email: _____

5 Address for service

Please send all correspondence to (select one):

- The applicant
- The authorised agent
- Other (please provide details)

Full name: _____

Postal address: _____

Phone: _____ Email: _____