

EVIDENCE 08

TOPIC Papakainga

SUB# PC94B-Papakainga

DATE 21-11-2016

Statement of Evidence by Dwayne Simon Reiher in Support of John (Tim) Harrison for
Hearing of WDC Plan Change – Papakainga.

1.0 Introduction

1.1 My name is Dwayne Simon Reiher. I am a Director of Cato Bolam Consultants Ltd. I hold the Surveying qualifications of B.Surv from Otago University, Licensed Cadastral Surveyor and Registered Professional Surveyor. The latter two of these qualifications, have been granted to me by the New Zealand Institute of Surveyors (the governing body for all Surveyors in New Zealand). I hold the Engineering qualifications of Engineering Technical Practitioner granting to me by the Institute of Professional Engineers New Zealand (IPENZ) and Independent Qualified Practitioner for Whangarei District Council. I confirm that I have passed professional examinations, have obtained advanced competence and lengthy experience in the Surveying and Engineering Professions, and maintain my ongoing professional development, and technical knowledge. I was first employed by Cato Bolam Consultants as a Graduate Surveyor in 1999, I have progressed through the company gaining over 17 years experience in land development, specialising in Surveying and Engineering, and I am now a Director of Cato Bolam Consultants and manage the Northland Office.

1.2 Cato Bolam Consultants were engaged to by John Harrison to provide survey, resource consent and engineering information to subdivide his property at Mahanga Rd, Pataua South, this being Pt Lot 1 and Pt lot 2 DP93517. However Mr Harrison passed away before any progress on this development was undertaken.

1.3 The Estate of Mr Harrison has now engaged Cato Bolam Consultants to provide representation of their interests in the subject property.

2.0 Discussion

2.1 It is clear from Mr Harrison's initial submission that he had concerns regarding the current access to Maori Land of Patua 4A and 4B blocks, locally known as Pautua Island,

2.2 Mr Harrison did not want to see this access continued for this or similar situations where there may be ecological, cultural, and social effects on the surrounding environment.

- 2.3 Mr Harrison's land has a Maori Roadway Land Encumbrance which provides access to Patuau Island however this is unused.
- 2.4 Section 1.5 (1)(a)(vi) and Section 1.6 (2)(d)(vii) of the proposed provision state that the any application for Papakainga there shall be a Papakainga Development plan which *"..is accompanied by a statement from a suitably qualified and experienced professional stating that the land can be sufficiently serviced in terms of access, water, wastewater and stormwater in accordance with the relevant provisions of the Environmental Engineering Standards 2010 for the type and number of buildings shown on the PDP"*.
- 2.5 This Provision leaves it somewhat open as to who can decide upon the legality of "access". I maintain that a Registered Professional Surveyor with experience in land Development Engineering would be the only suitable professional that is capable of making such statement.
- 2.6 This provision also references the current engineering standard 2010, instead I believe this should allow for all future standards and remove the reference to the date.

3.0 Conclusion

- 3.1 In my professional opinion I confirm that access to any development, including Papakainga projects should have sufficient legal access confirmed by a Registered Professional Surveyor. This access formation shall then be enforced to Councils current engineering standards as part of and consent for development.
- 3.2 The current sections 1.5 (1)(a)(vi) and Section 1.6 (2)(d)(vii) of the proposed provision should therefore read as follows:
*"The PDP is accompanied by a statement from a ~~suitably qualified and~~ **Registered Professional Surveyor** experienced in **Land Development** ~~professional~~ stating that the land can be sufficiently serviced in terms of access, water, wastewater and stormwater in accordance with the relevant provisions of the Environmental Engineering Standards ~~2010~~ for the type and number of buildings shown on the PDP"*.

DWAYNE SIMON REIHER
REGISTERED PROFESSIONAL SURVEYOR
TECHNICAL ENGINEERING PRACTITIONER
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