

Online Further Submission

Further Submitters Name	Martin OBrien	
Further Submitter Number	FS113	Further Submitter #113
Wish to be heard	Yes	
FS qualifier	a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)	
FS qualifier reason	We have lived in Kerikeri for over 17 years. I am an architectural designers.	
Joint presentation	Yes	
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Online further submitter?	Yes	
Date raw FS lodged	11/09/2023 7:29am	

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
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FS113.1

Reuben Wright

S178.015

Earthworks

EW-S6

Delete Standard EW-S6
Setback.

Support in part

Allow in part

Earthworks must be setback by the following minimum distances:

- i. earthworks supported by engineered retaining walls - 1.5m from a site boundary;
- ii. earthworks not supported by engineered retaining walls - 3m from a site boundary;
- iii. earthworks must be setback by a minimum distance of 10m from coastal marine area.

Note: setbacks from waterbodies is managed by the Natural Character chapter.

A geotechnical report

should be able to address this without the requirement for engineered retaining structures. For example a batter with 1:3 slope is typically used to stop slips etc.

FS113.2	Northland Planning and Development 2020 Limited	S502.060	Settlement	RSZ-S3	Amend RSZ-S3	Support	Allow	Underground wastewater infrastructure should include surface laid dripper lines and risers.
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The building or structure, or extension or alteration to an existing building or structure must be set back at least 1.2m from all site boundaries, except that the setback must be at least 3m measured from a road boundary.

This standard does not apply to:

- i. uncovered decks less than 1m in height above ground level;
- ii. fences and retaining walls less than 1.8m in height**
- iii. underground wastewater

infrastructure;

iv. water tanks less than 2.7m in height above ground level;

v. a building or structure exceeding this standard for a maximum distance of 10m along any one boundary other than a road or public boundary.

FS113.3

Trent Simpkin

S25.001

Subdivision

SUB-S1

Retain Discretionary
minimum lot size of
2000m2 for the Rural
Residnetial Zone

Support in part

Allow in part

If land is to be reduced to 2,000 with onsite wastewater systems, then there should be a consent notice restricting either the metre square of building area or amount of bedrooms to reduce occupancy. We have trouble fitting wastewater fields on to properties that have a lot of buildings. For example a piece of land could have a 250m sq driveway, a large home with 4 bedrooms plus a sleepout. Add into the mix a swimming pool plus a couple of

offsets from
stormwater
drains and
there is no
space for
wastewater.
A restriction
on this at
subdivision
would sort
this issue.

FS113.4

Trent Simpkin

S283.001

Coastal
environment

CE-S1

Amend maximum
height to 8m as per the
old District Plan.

Support

Allow

The height of 5m will be extremely difficult to achieve as coastal buildings are often on slopes. It wouldn't take much of a slope to breach this rule resulting in a lot of resource consents. We have had a project in Access Road, Kerikeri, where the consent notice restricted the height to 6m, this was very hard to achieve but manageable.

This could perhaps be managed with a management plan at subdivision setting out rules and eliminating RC's.

