

Online Further Submission

Further Submitter #107

Further Submitters Name	Laurell Douglas
Further Submitter Number	FS107
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	General Manager of Keteriki-BOIVRT. Land owner
Joint presentation	Yes
Attention:	Laurell Douglas
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Online further submitter?	Yes
Date raw FS lodged	04/09/2023 4:57pm

FS107.01 - 107.07

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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FS107.1

Far North Holdings
Limited

S320.009

Coastal
environment

CE-R1

Amend CE-R1 to read as
follows:

Support

Allow

PER-1

If a new building or
structure is located in
an urban zone it is:

1. no greater than
300m², **except within
the OMDA, and the
Mixed Use Zone at the
Opuia Marina, Marine
Business Park,
Commercial Estate,
and Colenzo Triangle
that is no greater than
800m²...**

This submission supports the collective vision of the combined rail, cycle, steamboat experience in the Bay of Islands. The BOIVRT have resource consent already granted on Colenso Triangle land within the OMDA and have been working alongside the community to create a shared vision for this site. The Mixed Use Zoning will better support the community vision that includes a railway station, public carparking, bike and tourism connections, retail, art, educational and visitor facilities; a biodiversity

corridor connecting Opuia to Kawakawa along the rail corridor that will provide a platform for social, cultural, economic, environmental opportunities and build on the infrastructure investment, that being Bay of Islands Vintage Railway, Pou Herenga Tai Twin Coast Cycle Trail and the number of other ideas expressed by hapu, community to develop collective impact and potential on the corridor. Comment applies to all points raised by FNHL in submission #320

FS107.2	Heritage New Zealand Pouhere Taonga	S409.049	Planning maps	Heritage Area	Insert new heritage areas (including associated mapping,	Support	Allow
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overview, objectives,
policies and rules) as
indicated in submission

FS107.3	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust	S425.010	General	General / Plan Content / Miscellaneous	<p>Insert the Pou Herenga Tai Cycle Trail Overlay Chapter (see Attachment 2) which includes provisions that seek to:</p> <ul style="list-style-type: none"> - Recognise and provide for the Trail in acknowledgement of the social, economic and environmental benefits it provides to the District as acknowledged by its classification as regionally significant infrastructure; - Enable appropriate activities, including the maintenance, operation, and upgrade of the Trail; and - Manage reverse sensitivity effects. 	Support	Allow	The cycle trail is a significant community asset that needs to be protected in the plan. The opportunity would also allow for a comprehensive review of land ownership, lease and easement matters across the trail and provide assurance that third party investment in associated business, products and experiences would be protected. Maintenance and access are also something the plan should allow for and help the PHTCCT management maintain Great Rides standards and status across the district.
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FS107.4

Far North Holdings
Limited

S320.010

Coastal
environment

CE-S1

Insert the following into
standard CE-S1
Maximum height, as
follows:

Support

Allow

Per above

1. The maximum height of any new building or structure above ground level is 5m and must not exceed the height of the nearest ridgeline, headland or peninsula.

2. Any extension to a building or structure must not exceed the height of the existing building above ground level or exceed the height of the nearest ridgeline, headland or peninsula.

This standard does not apply to:

i. The Orongo Bay zone

ii. the OMDA, the Mixed Use Zone at the Opuia Marina, where the maximum height limit is 16m.

iii. Marine Business Park, Commercial Estate, and Colenso Triangle where the maximum height limit is 12m.

FS107.5	Far North Holdings Limited	S320.011	Mixed use	Overview	<p>Amend the Overview section of the Mixed Use zone as follows:</p> <p>The District's urban business centres have traditionally been zoned commercial and contain retail activities, commercial services, food and beverage establishments as well as social and educational services, with limited residential activities.</p> <p>The Mixed Use zone provides a framework in which commercial and residential activities can co-exist and it enables a range of compatible activities. The focus of the zone is to revitalise urban centres and other identified areas such as the Opuā Marina, Marine Business Park, Commercial Estate, Colenso Triangle and the Opuā Marine Development Area 'OMDA', and support business owners, residents and visitors,</p>	Support	Allow	As above
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while ensuring that associated effects are appropriately managed. The Mixed Use zone will contribute to the vibrancy, safety and prosperity of the District's urban centres, **and other identified areas such as the Opuia Marina, Colenzo Triangle, Marine Business Park, Commercial Estate and the Opuia Marine Development Area 'OMDA'** and will be serviced by appropriate infrastructure.

The Council has a responsibility under the RMA, the National Policy Statement on Urban Development and the RPS to ensure that there is sufficient land for housing and business to meet the future demands of the District, that development occurs in the right location and that it is appropriately serviced.

FS107.6	Far North Holdings Limited	S320.011	Mixed use	Overview	Amend the Overview section of the Mixed Use zone as follows: The District's urban business centres have traditionally been zoned commercial and contain	Support	Allow	Per above
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retail activities, commercial services, food and beverage establishments as well as social and educational services, with limited residential activities.

The Mixed Use zone provides a framework in which commercial and residential activities can co-exist and it enables a range of compatible activities. The focus of the zone is to revitalise urban centres **and other identified areas such as the Opuā Marina, Marine Business Park, Commercial Estate, Colenzo Triangle and the Opuā Marine Development Area 'OMDA'**, and support business owners, residents and visitors, while ensuring that associated effects are appropriately managed. The Mixed Use zone will contribute to the vibrancy, safety and prosperity of the District's urban centres, **and other identified areas such as the Opuā Marina, Colenzo Triangle, Marine Business Park, Commercial Estate and the Opuā Marine**

Development Area
'OMDA' and will be serviced by appropriate infrastructure.

The Council has a responsibility under the RMA, the National Policy Statement on Urban Development and the RPS to ensure that there is sufficient land for housing and business to meet the future demands of the District, that development occurs in the right location and that it is appropriately serviced.

FS107.7	Far North Holdings Limited	S320.007	Planning maps	Rural Production Zone	Amend the zoning of the site owned by Far North Holdings Ltd(FNHL), site identified as the Colenso Triangle, from Rural Production zone to Mixed Use zone.	Support	Allow	per above
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