

Far North Proposed District Plan

18 June 2024

Hearing 2/3

Special Purpose Zones



Te Kaunihera
o Te Hiku o te Ika
Far North District Council

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

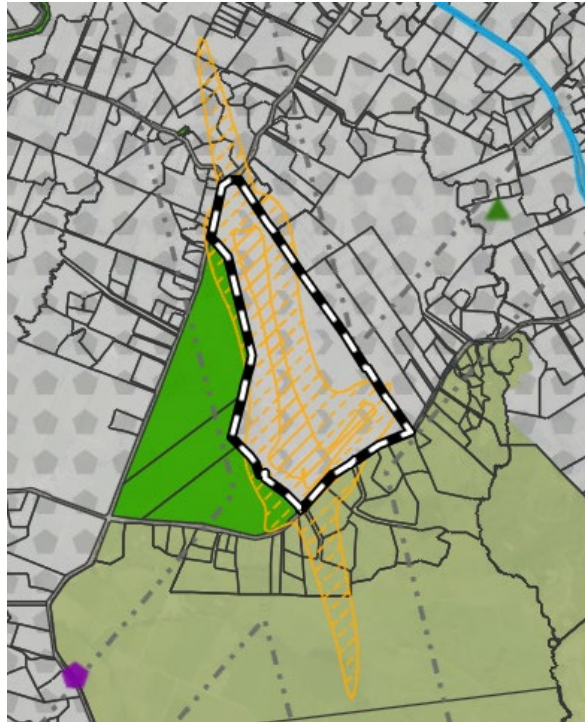
Contents of S42A Report Writers Overview

For each of the six special zone topics:

- Overview of Submissions, Key Issues raised and Recommendations
- Key Matters of Contention / for Consideration at the Hearing



Airport SPZ – Location of three sites



Kerikeri/Bay of Islands Airport
218 Wiroa Road, Kerikeri



Kaitaia Airport
274 Quarry Road, Awanui



Kaikohe Airport
Kaikohe Aerodrome

Airport SPZ - Overview of Submissions



Kaitiāia Airport (source <https://www.nzherald.co.nz/northland-age/news/confusion-over-future-of-kaitiāia-airport-leaves-region-on-edge/4Z65U34T7FBPJLO63DWWR3AKAY/>)

- 17 original submission points.
- Two further submission points.
- Most submission points support the Airport SPZ provisions in full or in part.
- Key submitter is Far North Holdings Ltd (five submission points).
- Other submitters include NZAA, Fuel Companies, Z Energy, and Te Hiku Iwi.
- Other submissions are general, plan-wide submissions on the PDP.

Airport SPZ – Key issues raised in submissions

- Support for new Airport SPZ and associated provisions to enable “*airport activity*” and ancillary activities.
- Requests to exclude “*agricultural aviation*” from definition of “*general aviation activity*”.
- Clarify the application of AIRPZ-S5 (outdoor storage) in relation to above ground fuel storage tanks.
- FNHL submissions questioning accuracy of Airport Protection Surfaces.
- Request to better recognise effects on biodiversity.
- General, plan-wide submissions relating to emergency service facilities, critical infrastructure and the management of impermeable surfaces/stormwater.



BOI Airport logo (source <https://www.bayofislandsairport.co.nz>)

Airport SPZ - Key Recommendations

Key recommendations

- Removing the term “*agricultural aviation*” from the definition of “*general aviation activity*”.
- Minor amendments to AIRPZ-P3 to direct ensure adverse effects on “*natural environment values*” are also avoided, remedied or mitigated when airport activities are expanding.
- Adding an advice note to AIRPZ-S5 (outdoor storage) does not apply to above ground storage tanks.

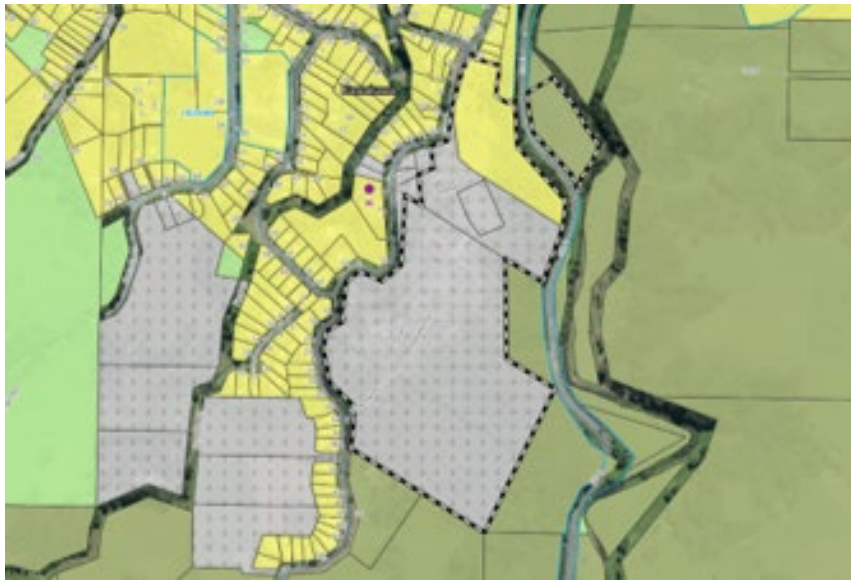
Outstanding issues:

- No pre-circulated evidence has been received on the Airport SPZ.

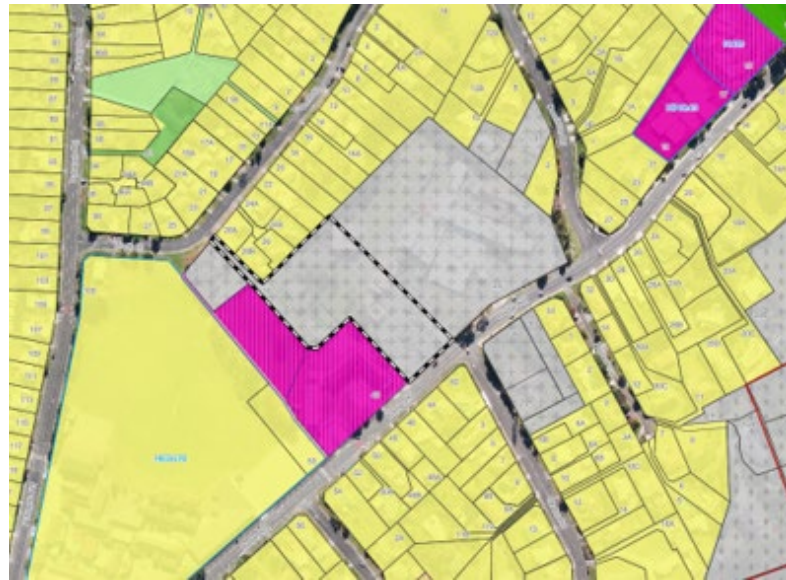


BOI Airport (source <https://www.growregions.govt.nz/regions/our-stories/transport-infrastructure/airports/>)

Hospital SPZ – Location of three sites



Bay of Islands Hospital
Hospital Road, Kawakawa



Kaitaia Hospital
29 Redan Road, Kaitaia



Hokianga Health, Rawene Hospital
163 Parnell Street, Rawene

Hospital SPZ - Overview of Submissions



Rawene Hospital (source <https://waateanews.com/2021/07/14/rawene-hospital-embraces-rongoa/>)

- Nine original submissions.
- Six further submissions.
- Submission points support the provisions in full or part, with only one submission point in opposition.
- Key submitter is Te Whatu Ora - Health New Zealand who is generally supportive but requests amendments.
- Ngā Tai Ora and Ngāti Hine request specific relief.
- Other submissions are general, plan-wide submissions on the PDP.

Hospital SPZ – Key issues raised in submissions

- The need to better support the future development of hospital sites through:
 - New definitions (“*hospital*” and “*hospital related activities*”)
 - Enabling a wide range of ancillary activities in the SPZ.
 - Increasing the scale of development permitted through the SPZ.
- Plan wide submissions requesting provisions for visitor accommodation, emergency services, and relocatable buildings.



Kaitiāia Hospital (source <https://www.nzdoctor.co.nz/article/news/kaitiāia-after-hours-crisis-leads-funded-primary-care-hospital-site>)

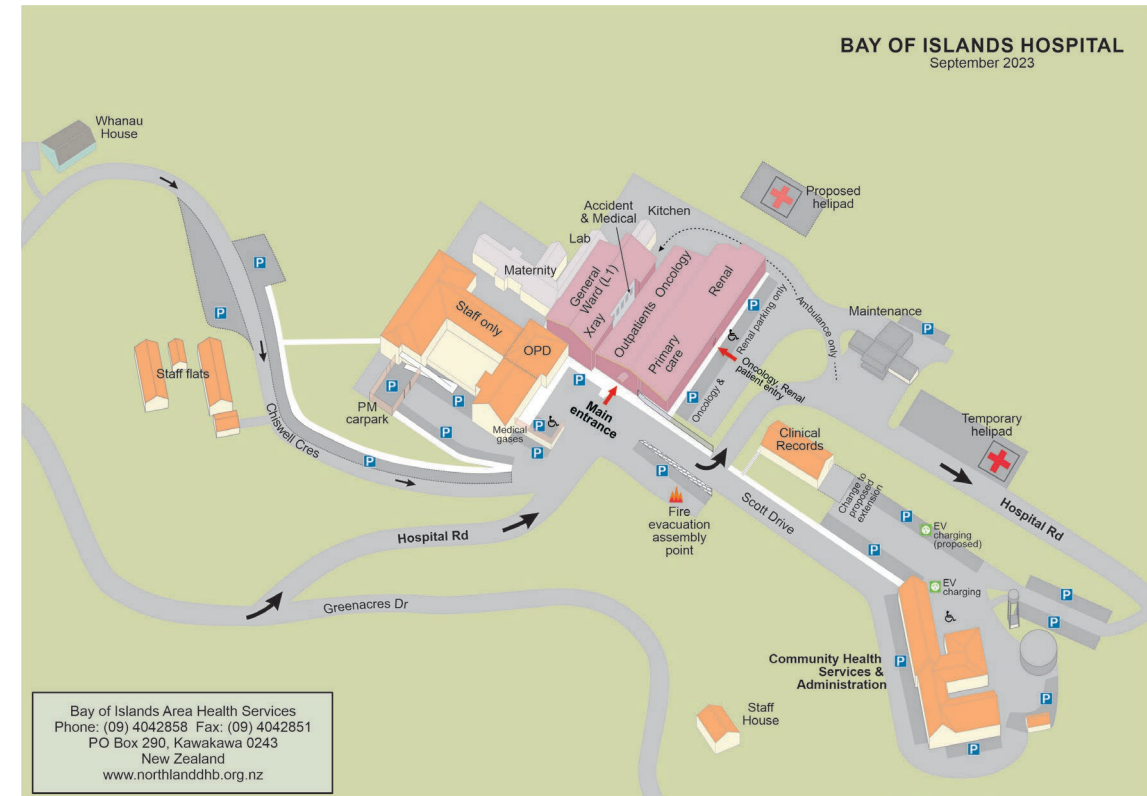
Hospital SPZ - Key recommendations and matters in contention

Key recommendations:

- Inclusion of two new definitions for “Hospital” and “Hospital related activities” which was intended.
- Amendments to HOSZ-S1 (maximum height) and HOSZ-S3 (setbacks) to better enable development within the SPZ.

Key matters still in contention (evidence from Te Whatu Ora):

- “Hospital related activities” - Te Whatu Ora seeking more enabling provisions through amended objective and boarder definition.
- HOSZ-S2 – Height in relation to boundary: Te Whatu Ora seeking more permissive standards (45° at 3m)
- Supported residential care: Te Whatu Ora seeking a permitted activity status rather than restricted discretionary.



Bay of Islands Hospital site map (source <https://www.northlanddhb.org.nz/our-services/our-hospitals/bay-of-islands-hospital-services/>)

Ngawha SPZ - Overview of Submissions

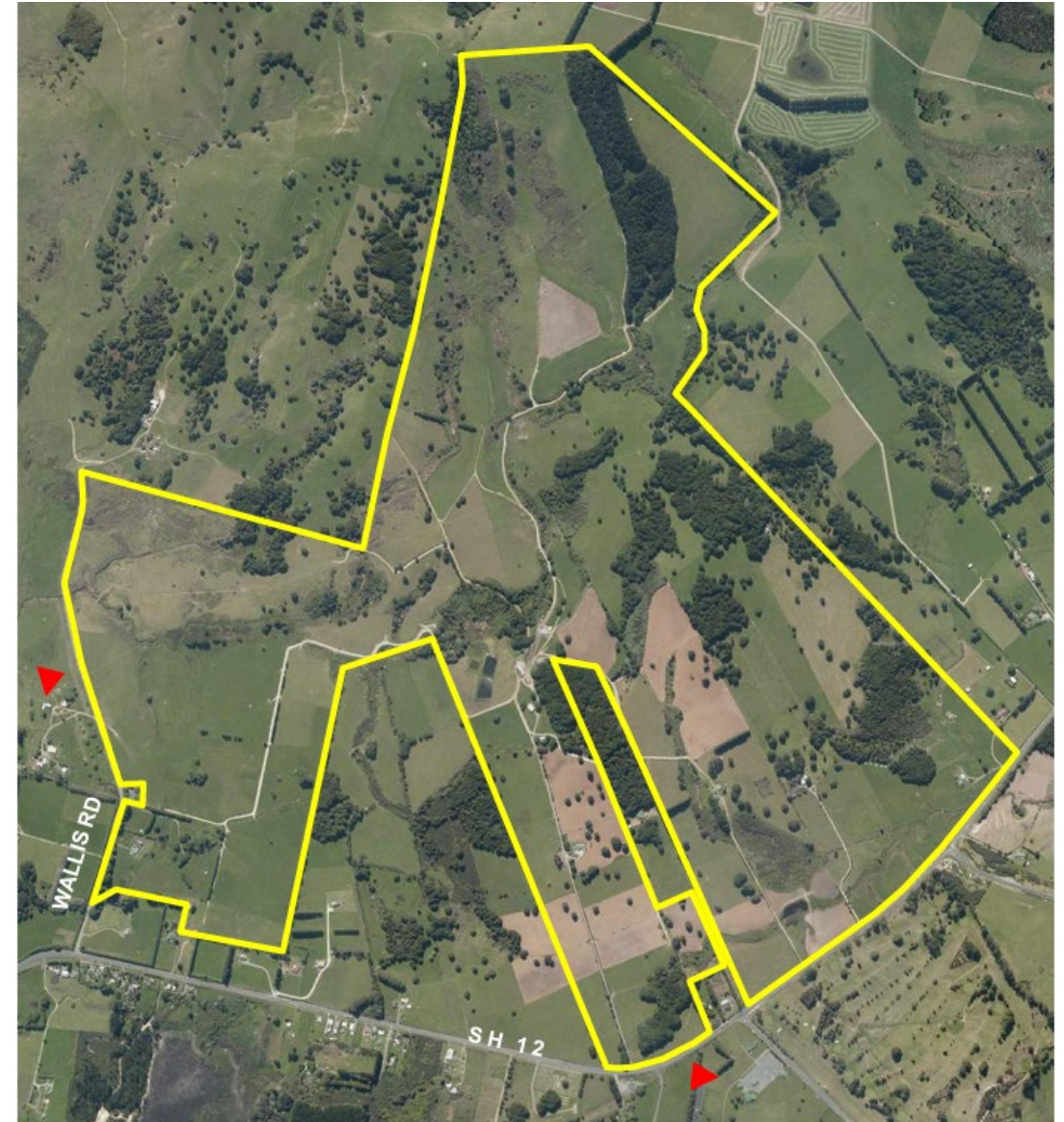


- 31 original submission points.
- 13 further submission points.
- Submission points largely support provisions in either in full or part.
- Key submitter is Far North Holdings Ltd who is the landowner.
- Submissions from Ngāti Rangī raising specific issues.
- Other submissions are general, plan-wide submissions on the PDP.

*Ngawha Innovation and Enterprise
Park Masterplan (source NIEP Design
Guidelines)*

Ngawha SPZ – Key issues raised in submissions

- FNHL seeking to:
 - Enable a broader range of education, training and employment opportunities in the NIEP SPZ
 - Provide more flexibility for development and activities within the NIEP SPZ
- Clarification of terms (education facility).
- Ensure development within the NIEP-SPZ involves engagement with tangata whenua, consideration of CIA from Ngāti Rangī.
- General submissions requesting range of relief (e.g. emergency service facilities, relocatable buildings, stormwater management)



Ngawha SPZ - Key recommendations and matters in contention

Key recommendations:

- Minor amendment to NIEP-O1 to reference employment.
- Amendments to policies clarify activities provided for within zone (education facilities, employment), reference TW chapter.
- Merge NIEP-R1 and R8 (rules for buildings and structures).
- Amendments to rules to remove duplication and remove unnecessary standards.
- Insert missing stormwater matter of discretion into NIEP-S4.

Key matters still in contention (evidence from FNHL):

- NIEP-O1, NIEP-P2 and NIEP-P3: FNHL seeking additional changes to provide for childcare facilities, accommodation for on-site staff and visiting staff, education facilities not provided in Kaikohe
- NIEP-P7(p): FNHL seeking alternative wording to reflect the relationship between Ngāti Rangī and FNHL
- NIEP-R4, R7, R8 (new numbering): FNHL seeking additional changes to be more enabling of retail, remove GFA and number restrictions on education facilities, more enabling GFA for food outlets
- NIEP-S7: FNHL seeking alternative wording for this standard



Quail Ridge – Zone Location



82 Rainbow Falls Road, Kerikeri

Quail Ridge - Overview of Submissions



Quail Ridge

- 9 original submissions (with 14 individual submission points)
- 8 further submissions (with 11 individual submission points)
- 7 original submission points indicated support in part, and 2 submission points opposed the provisions
- Submissions came from interest or advocacy groups or organisations, community members, government organisations and utility operators

Quail Ridge SPZ – Key issues raised in submissions

- Request to delete rule that restricts domestic pets.
- General, plan-wide submissions relating to emergency service facilities, critical infrastructure, relocated buildings and the management of impermeable surfaces/stormwater.



Quail Ridge SPZ - Key recommendations and matters in contention

Key recommendations

- Inclusion of an additional matter of control in the impermeable surface coverage rule, to ensure adverse effects of stormwater runoff on adjacent or downstream properties are assessed.

Outstanding issues:

- No pre-circulated evidence has been received on the Quail Ridge SPZ.
- One submitter is concerned about dog bans and restrictions within this zone.
- One further submitter is opposing various submission points.



Moturoa Island – Zone Location



Bay of Islands

Moturoa Island - Overview of Submissions



- 6 original submissions (with 9 individual submission points)
- 2 further submissions (with 2 individual submission points)
- 4 original submission points indicated general support, 3 submission points indicated support in part, and no submission points opposed the provisions.
- Submissions came from interest or advocacy groups or organisations, community members, government organisations and utility operators

Moturoa Island SPZ – Key issues raised in submissions

- Support for Moturoa Island SPZ provisions.
- Request to clarify the types of farming permitted in this zone.
- General, plan-wide submissions relating to emergency service facilities, relocatable buildings and critical infrastructure.



Moturoa Island SPZ - Key recommendations

Key recommendations

- Amendment to the farming rule to clarify its intent that only certain types of farming on Moturoa Island are permitted.
- Amendment to the description of the new buildings and structures rule to clarify relocated buildings are included.

Outstanding issues:

- No pre-circulated evidence has been received on the Moturoa Island SPZ.



Orongo Bay – Zone Location



15 Aucks Road, Russell

Orongo Bay - Overview of Submissions



- 10 original submissions (with 51 individual submission points)
- 9 further submissions (with 15 individual submission points)
- 37 original submission points indicated general support, 6 submission points indicated support in part, and 3 submission points opposed the provisions.
- Submissions came from interest or advocacy groups or organisations, community members, government organisations and utility operators

Orongo Bay SPZ – Key issues raised in submissions

- Support for Orongo Bay SPZ provisions.
- Request for a new rule that specifically excludes the storage of relocated buildings from being a permitted activity.
- Request to delete the building coverage rule.
- General, plan-wide submissions relating to emergency service facilities, critical infrastructure, relocatable buildings, building coverage and the management of impermeable surfaces/stormwater.



Orongo Bay SPZ - Key recommendations and matters in contention

Key recommendations

- Inclusion of a new permitted activity rule for emergency service facilities
- Delete the maximum footprint of single buildings or structures standard
- Amendment to the description of the new buildings and structures rule to clarify relocated buildings are included.

Outstanding issues:

- Necessity of wording amendments
- Scope for policy recommendation
- Typographical error clarification
- Clarification regarding further submitter

