



Remember further submissions close at 5pm, Monday 4th September

FS407

Proposed Far North District Plan further submission form

Form 6: Further submission in support of, or in opposition to, submission(s) on the notified Proposed Far North District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

To: Far North District Council

This is a further submission in support of or in opposition to submission(s) on the Proposed Far North District Plan.

1. Further submitter details <i>(mandatory information)</i>	
Full name of individual/organisation making further submission:	Far North Holdings Limited
Contact person <i>(if different from above):</i>	Steven Sanson
Email address:	steve@sansons.co.nz
Postal address:	PO Box 318, Paihia Postcode 0247
Preferred method of contact:	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone contact:	Daytime: 0211606035 Mobile: 0211606035

2. Eligibility to make a further submission (for information on this section go to RMA Schedule 1, clause 8)

I am:

- A person representing a relevant aspect of the public interest. In this case, also specify below the grounds for saying that you come within this category; or
- A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category; or
- the local authority

My reasons for selecting the category ticked above are:

Far North Holdings Limited is a Council Controlled Organisation and has submitted on the Proposed District Plan in relation to their landholdings, in this particular case, in relation to their landholdings in Waipapa.

Far North Holdings Limited owns land and undertakes activities which is affected by various provisions in the Proposed District Plan which have been the subject of Original Submissions and the Proposed District Plan provisions.

For example: Any person representing a relevant aspect of the public interest would likely include public interest environmental groups

Any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has is likely to include owners of land and users of resources directly affected by plan provisions. It is also likely to include iwi and hapu where their interests are directly affected.

3. Request to be heard at hearing

- Yes, I wish to be heard at the hearing in support of my further submission; or
- No, I do not wish to be heard at the hearing in support of my further submission

If others make a similar submission, I will consider presenting a joint case with them at the hearing

- Yes No

Signature of further submitter:

(or person authorised to sign on behalf of further submitter)



Steven Sanson - Sanson & Associates Limited

Date: 04th September 2023

(A signature is not required if you are making your further submission by electronic means)

Important information:

1. A copy of your further submission must be served on the original submitter within five working days after it is served on Far North District Council.
2. The Far North District Council must receive this further submission before the closing date and time for further submissions (**5pm Monday, 4 September 2023**)
3. Please note that further submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your further submission will only be used for the purpose of the District Plan review.
4. Submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this further submission form). If you don't have an email address, it will be posted.

Please note that your further submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the further submission (or part of the submission):

- ï it is frivolous or vexatious:
- ï it discloses no reasonable or relevant case:
- ï it would be an abuse of the hearing process to allow the further submission (or the part) to be taken further:
- ï it contains offensive language:
- ï it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Send your further submission to:

Post to: Proposed Far North District Plan
Planning and Policy, Far North District Council
Private Bag 752
KAIKOHE 0400

Email to: pdp@fndc.govt.nz

Or you can also deliver this further submission form to any Far North District Council service centre or library (check the Council website for opening hours).

Please refer to pdp.fndc.govt.nz for further information and updates.

Please note that original documents will not be returned. Please retain copies for your file.

Name of original submitter	Original submitter number	Original submission point number	Support or oppose	Reasons for supporting or opposing	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) <i>Give precise details</i>
Jane E Johnston	S560	S560.008	Support	The submission is supported on the basis that it relates specifically to Opuia (and other townships) needing specific provisions to allow tourism related activities and that acknowledges the significant investment in maritime facilities in the Bay of Islands.	I seek that the whole of the submission point be allowed. FS407.001
Conservation Trust	S449	S449.003	Support	The submission is supported on the basis that it seeks intensification of urban areas subject to more appropriate infrastructure, good design principles and the use of alternative planning approaches i.e subzones / precinct to support urban outcomes.	I seek that the whole of the submission point be allowed. FS407.002
Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	S522	S522.002	Support	For the reasons outlined above for Submission 449.	I seek that the whole of the submission point be allowed. FS407.003
Robert Adams	S150	S150.001	Support	The submission is supported on the basis that the Coastal Environment provisions for urban areas creates unnecessary tensions in terms of height limits. 5m height limits in urban	I seek that the submission point be allowed in part as it relates to amendments to the Coastal Environment Provisions. FS407.004

				areas are not considered appropriate.	
New Zealand Maritime Parks Ltd	S251	S251.008	Support	The submission is supported on the basis that the 5m height limit in areas such as Opuia does not cater to marine related services. The submission also seeks tailored height limits for each zone subject to the Coastal Environment Overlay which is supported.	I seek that the whole of the submission point be allowed. FS407.005
New Zealand Maritime Parks Ltd	S251	S251.007	Support	The submission is supported, and we concur that the analyses underpinning the Coastal Environment provisions has not sufficiently considered the appropriate implementation of these provision in the urban environment.	I seek that the whole of the submission point be allowed. FS407.006
The Paihia Property Owners Group	S565	S565.002	Support	The submission is supported in that coastal environment provisions in the urban area are not appropriately supported with evidence or are appropriate in highly modified urban environments.	I seek that the whole of the submission point be allowed. FS407.007

Willowridge Developments Limited	S250	S250.018	Support	The submission correctly notes in our opinion that that provision CE-S1 Building Height does not provide for the variable values of existing environments and underlying zones.	I seek that the whole of the submission point be allowed. FS407.008
Ed and Inge Amsler	S341	S341.012	Support	The submission relates to the Coastal Environment provisions (building height) specifically in relation to the Mixed Use Zone. The submission seeks greater permitted height limits which is supported	I seek that the whole of the submission point be allowed. FS407.010
Our Kerikeri Community Charitable Trust	S338	S338.024	Oppose	The submission is not supported as it essentially seeks to create any activity greater than 12m in height a prohibited activity.	I seek that the whole of the submission point be disallowed. FS407.011
Our Kerikeri Community Charitable Trust	S271	S271.033	Support	The submission notes the lack of commercial zoning provided through the plan, only being supplied through the Mixed Use Zone. The submission to increase the tools for commercial and mixed use zoning is supported.	I seek that the whole of the submission point be allowed. FS407.012

McDonalds Restaurants NZ Limited	S385	S385.018	Support	The submission is supported on the basis that the Council should be considering a wider use of zones / tools to differentiate between town centres and urban areas in the Far North. This approach is supported to enable differing outcomes in differing locations.	I seek that the whole of the submission point be allowed. FS407.013
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