



Submission on Proposed Far North District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Far North District Council - District Planning

Date received: 20/10/2022

This is a submission on the following proposed plan (the **proposal**): Proposed Far North District Plan

Address for service:

Terry Henwood
116 & 118 Marsden Road Paihia 0200
New Zealand
Email: terry@henwoodconstruction.co.nz

I wish to be heard: No

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

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Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

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Submission points

Point 75.1 **S289.001**

Section: Coastal environment

Sub-section: Standards

Provision:

CE-S1	Maximum height	
Coastal environment	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.	Where the standard is not met, matters of discretion are restricted to: Not applicable

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

Sentiment: Oppose

Submission:

We oppose this standard because the permitted standard in the Mixed Use zone is 10 metres

The 5 metre rule is not practical for much of Paihia as many sites are steep and have limited flat area for building, so therefore must build up

5 metres does not allow for even a 2 storey dwelling - A single storey home with truss roof is approximately 5 metres high.

5 metres does not allow scope for new motels in Paihia which is tourist destination in New Zealand

Zone A1 does not affect any rear neighbours as to height

Relief sought

Please amend this standard to the permitted mixed use height of 10 metres

Point 75.2 **S289.002**

Section: Mixed use

Sub-section: Policies

Provision:

MUZ-P5 Restrict activities that are likely to have an adverse effect on the function, role, sense of place and amenity of the Mixed Use zone, including:

- a. residential activity, retirement facilities and visitor accommodation on the ground floor of buildings, except where a site adjoins an Open Space zone;
- b. light or heavy industrial activity;
- c. storage and warehousing;
- d. large format retail activity over 400 m²; and
- e. waste management activity.

Sentiment: Oppose

Submission:

This policy does not make sense in areas where there is only a building height of 5 metres (single storey), residential then needs to be on the ground floor

Also existing residential dwellings already have residential on the ground floor

Relief sought

Change the policy to allow for residential activity to ground floor of new buildings

Point 75.3 **S289.003**

Section: Mixed use

Sub-section: Standards

Provision:

MUZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Mixed Use zone	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 3m from the boundary of any site zoned General Residential, Rural Residential, Rural Lifestyle, Māori Purpose - Urban, Open Space, Natural Open Space, or Sport and Recreation.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none">i. solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation;ii. fences or walls no more than 2m in height above ground level; andiii. uncovered decks no more than 1m above ground level. .	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none">a. the natural character of the coastal environment;b. screening, planting and landscaping on the site;c. the design and siting of the building or structure with respect to privacy and shading;d. natural hazard mitigation and site constraints;e. the effectiveness of the proposed method for controlling stormwater;f. the safety and efficiency of the current or future roading network; andg. the impacts on existing and planned public walkways.

Sentiment: Oppose

Submission:

We do not believe set backs are necessary. Our flat site is very small and with set backs we will loose a significant portion of our land

Relief sought

amend standard to no setbacks in Mixed zone

Point 75.4 **S289.004**

Section: Mixed use

Sub-section: Rules

Provision:

MUZ-R4	Residential activity	
Mixed Use zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p>	<p>Activity status where compliance not achieved with PER-1: Discretionary</p>

The residential activity is within a residential unit that is located above the ground floor level of a building unless the residential unit existed at 27 July 2022.

Sentiment: Oppose

Submission:

With only being able to build 5 metres (single storey) this Rule does not make sense

If allowed to build higher, we see no reason to have a residential dwelling on the first floor if building back from the foreshore by 27 metres.

Relief sought

Change Rule to permit residential activity on ground floor as well as upper floor of new buildings