



FS372

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:	John Andrew Riddell
Contact person <i>(if different from above)</i> :	
Email address:	andrew@cepservices.nz
Postal address:	36 Matauwhi Road Kororāreka Postcode 0202
Preferred method of contact:	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone contact:	Daytime: Mobile: 022 12 66 232

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:

(a) submitter on the proposed Far North District Plan

(b) own property at Kororāreka

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

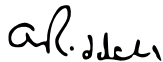
- Yes, I wish to be heard at the hearing in support of my further submission; or
- No, I do not wish to be heard at the hearing in support of my further submission

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)



Date:

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

PLAN CHAPTER	PROVISION	SUBMITTER	SUBMITTER'S ADDRESS	SUB NO	POSITION AND REASON	RELIEF SOUGHT
Subdivision	SUB-R6	Arahia Burkhardt Macrae	356 Paparore Road, Awanui 0486 kareponia5818@gmail.com	S255.002	The submission is supported. The rule as proposed helps achieve the purpose of the Act, and give effect to national policy statements and the Regional policy Statement.	Accept the submission subject to the insertion of the additional matters identified in my submission s431.086, paragraph 38(e) of the submission. FS372.001 FS372.002
		Manu Burkhardt Macrae	12 Princes Street, Kensington, Whangārei 0112 manu@fnr.nz	S279.003		

PLAN CHAPTER	PROVISION	SUBMITTER	SUBMITTER'S ADDRESS	SUB NO	POSITION AND REASON	RELIEF SOUGHT
Planning Maps	Extent of Rural Production zoning	Des and Lorraine Morrison	17 Butcher Street, Pukekohe 2120 des.lorraine@xtra.co.nz vicki@morrisonshaw.nz	S44.001	<p>The submission to rezone 19 and 24 James Street and 34 and 39 Pukematu Lane from Rural Production to Kororāreka Russell Township is opposed.</p> <p>The Kororāreka Russell Township zone extent is limited by, among other things, the capacity of the wastewater treatment and disposal system.</p> <p>These lots are located outside the area served by the Russell wastewater scheme.</p> <p>The Kororāreka Russell Township zone is inappropriate for these lots.</p> <p>Rezoning this land to Kororāreka Russell Township zone is inconsistent with the sustainable management of natural and physical resources.</p> <p>The lots of similar size to the west of these four lots are zoned Rural Lifestyle. It may be that extending the Rural Lifestyle Zone across these lots may be appropriate.</p>	<p>Reject the submission to rezone these four lots to Kororāreka Russell Township zone.</p> <p>It may, however, be appropriate to rezone the lots to Rural Lifestyle.</p> <p style="text-align: center;">FS372.003</p>
Subdivision	SUB-R18 SUB-R19 SUB-R21	Director-General of Conservation	RMA Shared Services Private Bag 3072 Hamilton 3240 Attn: Ashiley Sycamore asycamore@doc.govt.nz	S364.059 S364.060 S364.062	<p>The submissions are supported.</p> <p>The rules are consistent with Part 2 of the Act, with national policy statements and with the Regional Policy Statement for Northland.</p> <p>The activity status set out in these rules follows sound resource management practice.</p>	<p>Grant the submission and retain the rules as proposed.</p> <p style="text-align: center;">FS372.004 - FS372.006</p>

PLAN CHAPTER	PROVISION	SUBMITTER	SUBMITTER'S ADDRESS	SUB NO	POSITION AND REASON	RELIEF SOUGHT
General	Plan Content/ Miscellaneous	Far North District Council	Private Bag 752 Kaikohe 0440 Attention: Greg Wilson greg.wilson@fndc.govt.nz	S368.005	The submission is supported. The National Policy Statement for Indigenous Biodiversity must be given effect to.	Grant the submission. FS372.007
Kororāreka Russell Township Zone	rules	Fire and Emergency New Zealand	c/- Beca Limited 21 Pitt Street Auckland 1010 Attention: Nola Smart nola.smart@beca.com	S512.066	The submission is supported in part. It is appropriate to provide for specific setback and vehicle crossing provisions for emergency service facilities. However this should be by way of specific standards rather than a general exemption in order to provide certainty. For example the submission seeks exemption from setback distances. Setback distances apply to road, side and rear boundaries. It is unclear why an exemption is necessary from side and rear boundaries.	Accept the submission subject to the particular setbacks and vehicle crossings being specified in the standards. FS372.008
Heritage Area Overlays	Heritage – Overlay Kororāreka Russell	Heritage New Zealand Pouhere Taonga	Northland Area Office PO Box 836 Kerikeri 0245	S409.034	The submission is supported for the reasons given in the submission.	Grant the submission. FS372.009

PLAN CHAPTER	PROVISION	SUBMITTER	SUBMITTER'S ADDRESS	SUB NO	POSITION AND REASON	RELIEF SOUGHT
Kororāreka Russell Township Zone	KRT-P2	Lynley Newport	59 Cook Road, RD1, Okaihau 0475 lnewport2015@gmail.com	S132.001	<p>This submission is opposed.</p> <p>The boundaries of the Kororāreka Russell Township zone are set by the extent of the wastewater scheme. There is a very limited reticulated water supply – mainly serving the part of Kororāreka that is zoned Mixed Use. The provisions of this zone reflect these realities.</p> <p>It is inappropriate to provide for on-site wastewater disposal within the zone.</p> <p>The policy appropriately recognises that a reticulated potable water supply is generally not available and provides for this. It is uncertain what “the same level of service as conventional reticulated services” means for on-site potable water systems.</p> <p>The changes sought are not appropriate or necessary in this zone.</p>	<p>Reject the submission.</p> <p>FS372.010</p>
General	Plan Content/ Miscellaneous	Northland Federated Farmers of New Zealand Inc	jcookmunro@fedfarmer.org.nz	S421.180	<p>This submission is opposed.</p> <p>It is appropriate and consistent with with the relevant provisions in the New Zealand Coastal Policy Statement and the Regional Policy Statement to include provisions relating to high natural character areas in the proposed District Plan.</p>	<p>Reject the submissions.</p> <p>FS372.011</p>

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General	Plan Content/ Miscellaneous	Northland Federated Farmers of New Zealand Inc	jcookmunro@fedfarmers.org.nz	S421.225 S421.226 S421.227	These submissions are supported in part. The provisions of the Rural Residential, Rural Lifestyle and Settlement are notified are generally appropriate, subject to the amendments sought in my submission S431 and in these further submissions.	Grant the submission subject to the amendments sought in my submission S431 and in these further submissions. FS372.012- FS372.014
Kororāreka Russell Township Zone	KRT-S4	Northland Planning and Development 2020 Limited	PO Box 526 Kaitaia 0441 info@northplanner.co.nz	S502.071	The submission is opposed. The matter in the submission is addressed in the relevant chapter (Natural Character) and relates to setbacks from rivers, lakes and wetlands. The submission seeks to expand this to apply to setbacks from the coastal marine area. This is not a matter of consistency as argued by the submitter. The proposed amendment does not recognise and provide for matters of national importance 6(a) and 6(d). It is inconsistent with the Regional Policy Statement for Northland.	Reject the submission. FS372.015
Subdivision	SUB-R6	Northland Regional Council	Private Bag 9021 Te Mai Whangarei 0143 Attention: Ingrid Kuindersma ingridk@nrc.govt.nz	S359.026	The submission is opposed. Providing for environment benefit lots for the retiring of erosion prone land is inappropriate. There is insufficient detail provided on what is proposed, and why it is necessary to have such a rule given the Regional Council's responsibilities and ability to include regulation on this matter in the regional plan.	Reject the submission. FS372.016

PLAN CHAPTER	PROVISION	SUBMITTER	SUBMITTER'S ADDRESS	SUB NO	POSITION AND REASON	RELIEF SOUGHT
Urban Form and Development	Objectives	Robert Adams	131 Long Beach Road Russell 0202 longbeachrussellnz@gmail.com	S156.001	The submission is supported. Urban design overlays, guidelines and assessments should be undertaken for all towns and settlements in the Far North. These can then be introduced to the district plan via regular plan changes.	Grant the submission to the extent that a new objective, policies and methods are added on the development and insertion in the district plan of urban design overlays, guidelines and assessments for Far North's towns and settlements
Subdivision	SUB-S1	Rodney and Anne Jess	18A Martin Ave, Remuera, Auckland 1050	S6.001	The submission is opposed. The Kororāreka Russell Township minimum lot sizes are larger than the General Residential zone minimum lot sizes because of the special character of Kororāreka and because of the limited capacity of the Russell wastewater scheme. Reducing the minimum lot sizes for the Kororāreka Russell Township zone is not sustainable management and is inconsistent with the New Zealand Coastal Policy Statement, the National Policy Statement on Freshwater Management, the Regional Policy Statement for Northland and the Regional Plan for Northland, and relevant objectives and policies in the proposed Far North District Plan.	Reject the submission.

FS372.017

FS372.018

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Subdivision	SUB-O1 SUB-O2 SUB-O3 SUB-O4	Russell Protection Society	PO Box 154 Russell 0242 russellprotectionsociety@outlook.com	S179.090 S179.091 S179.092 S179.093	The submissions are supported. The subdivision objectives as notified are generally appropriate and reflect sustainable management.	Accept the submissions to the extent that they are consistent with my submissions S431.067 and S431.168 FS372.019-
Subdivision	SUB-P1 SUB-P2 SUB-P3 SUB-P4 SUB-P5 SUB-P6 SUB-P8 SUB-P9 SUB-P11	Russell Protection Society	PO Box 154 Russell 0242 russellprotectionsociety@outlook.com	S179.095 S179.096 S179.097 S179.098 S179.099 S179.100 S179.102 S179.103 S179.105	These submissions are supported. The subdivision policies as notified are generally appropriate and reflect sustainable management.	Accept the FS372.022 submissions to the extent that they are consistent with my submissions (S431) on policies. FS372.023-FS372.032
Subdivision	SUB-S1	Russell Protection Society	PO Box 154 Russell 0242 russellprotectionsociety@outlook.com	S179.106	The submission is supported. The minimum lot sizes are consistent with Part 2 of the Act, with national policy statements and with the Regional Policy Statement for Northland. The lot sizes set out in these rules follows sound resource management practice.	Grant the submission and retain the minimum allotment sizes for Kororāreka Russell Township, Rural Production, Rural Residential and Rural Lifestyle zones.

FS372.033

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Coastal environment	CE-P2 CE-P3	Transpower New Zealand Limited	Environment Policy and Planning group 31 Gilberthorpes Road Islington Christchurch 8042 environment.policy@transpower.co.nz	S454.097 S454.098	These submissions are opposed. Qualifying this policy in the manner proposed is inconsistent with the relevant policies in the New Zealand Coastal Policy Statement, Regional Policy Statement and in the Infrastructure chapter of the proposed District Plan.	Reject the submissions. FS372.034 FS372.035
Kororāreka Russell Township Zone	KRT-R2	Trent Simpkin	49 Matthews Ave, Kaitaia 0410 trent@arcline.co.nz	S283.024	The submission is opposed. Stormwater management is an increasing issue in Kororareka. Ensuring there are adequate permeable areas on lots is important to the sustainable management of stormwater within the town. It is inappropriate and does not accord with sound decision making to define the status of impermeable surface provision dependent on whether a third party writes a report about stormwater management. This is aggravated by there being no standard or particular outcome that this report needs to address.	Reject the submission. FS372.036

PLAN CHAPTER	PROVISION	SUBMITTER	SUBMITTER'S ADDRESS	SUB NO	POSITION AND REASON	RELIEF SOUGHT
Kororāreka Russell Township Zone	KRT-S5 ¹	Trent Simpkin	49 Matthews Ave, Kaitaia 0410 trent@arcline.co.nz	S283.036	The submission is opposed. It is ultra vires and not sound resource management practice to provide for a different permitted activity building coverage standard based on the provision of a visual assessment and landscape plan that may or may not be adequate.	Reject the submission. FS372.037
Subdivision	SBU-S1	Tristan Simpkin	49 Matthews Ave, Kaitaia 0410 tsimpkin@arcline.co.nz	S286.002	The submission is opposed. It is inappropriate and contrary to the New Zealand Coastal Policy Statement and to the Regional policy Statement for Northland to rezone the identified land to Rural Lifestyle.	Reject the submission. FS372.038

¹ This provision subject to this submission is wrongly identified as KRT-R5 in the Summary of Submissions.