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To: Far North District Council

5 Memorial Avenue

Private Bag 752

Kaikohē 0440.

RE: Form 6: Further submission in support of, or in opposition to, submission(s) on the notified Proposed Far North District Plan 2022 Clause 8 of Schedule 1, Resource Management Act 1991

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

Full name of individual/organisation making further submission:

Mark & Emma Klinac (the **Further Submitter**)

Contact person (if different from above):

Bay of Islands Planning (2022) Limited

Attention: Steven Sanson

PO Box 318

PAIHIA 0247

The Further Submitter is a person who has an interest in the proposal that is greater than the interest the general public has. In this case, the grounds for saying that I come within this category are as follows:

The Further Submitter owns land and undertakes activities which is affected by various provisions in the Proposed District Plan which have been the subject of Original Submissions.

FURTHER SUBMISSION No 1 -

I support the submissions of:

Lynley Newport being Submission No 134.
Email – lnewport2015@gmail.com

Marshall Investments Trustee (2012) being Submission No 378.
Email – office@bayplan.co.nz

Z Energy Limited being Submission No 335
Email – sarahw@4sight.co.nz

Tristan Simpkin being Submission No 288
Email – tsimpkin@arcline.co.nz

The specific part of the submissions I support are:

In the context of our original submission (No 140) which seeks to rezone land to Heavy Industrial, the following submissions are relevant:

- All of submission S134.002 seeking the retention of the Heavy Industrial Zone as notified by the Council in the Proposed District Plan. **FS399.001**
- Part of submission S378.001 insofar as it supports the retention of the Heavy Industrial Zone across a site in Waipapa. **FS399.002**
- All of submission S140.001 which seeks to amend the zoning of the site from Rural Production to Heavy Industrial. **FS399.004**
- All of submission S336.029 which seeks to retain the Heavy Industrial Zoning on a site in Waipapa. **FS399.003**
- All of Submission S288.018 which seeks to retain the extension of the Heavy Industrial Zone in Waipapa. **FS399.005**

The reasons for support are:

In the context of our original submission (No 140) which seeks to rezone land to Heavy Industrial, the following reasons are provided:

- With respect to Submission 134.002, the retention of the Heavy Industrial Zone is supported as it provides for the continued and efficient operation of heavy industrial activities, particularly in Waipapa.
- With respect to Submission S378.00, the submission promotes the retention of the Heavy Industrial Zone across their landholdings and notes that this allows for greater certainty in terms of long-term operation and market forecasting for activities. This notion is supported.
- With respect to Submission S336.029, the submission is supported in that the Heavy Industrial Zone will provide and accommodate a range of activities, large areas for parking and outdoor storage and the potential presence of hazardous substances.
- With respect to Submission S288.018, the submission supports the change of zoning proposed by the Council from Rural Production in Waipapa to Heavy Industrial. This is supported by the Further Submitter as it too believes that the change of zoning and its retention is important for Waipapa.

I seek that the submissions be allowed:

For the reasons detailed above.

FURTHER SUBMISSION No 2 -

I oppose the submission of:

Brad Hedger being Submission No 269.

Email – brad.hedger73@gmail.com

The specific part of the submission I oppose is:

In the context of our original submission (No 140) which seeks to rezone land to Heavy Industrial, the following submissions are relevant:

FS399.006

- All of submission S269.002 which seeks to amend HIZ-S8 as follows:
 - “The impermeable surface coverage of any site is no more than 15% or 3000m², whichever is the lesser”.

The reason for opposition is:

In the context of our original submission (No 140) which seeks to rezone land to Heavy Industrial, the following reasons are provided:

- The additional requirement sought in the Heavy Industrial Zone by the submitter would provide further constraints on a zone which is already limited in terms of adequate supply of land.
- Many heavy industrial activities are likely to require far greater than 3,000m² of impervious surfaces to operate and contribute to the Far North District.

I seek that the submission be disallowed:

For the reasons detailed above.

FURTHER SUBMISSION No 3 -

I support the submission of:

Z Energy Limited being Submission No 336.

Email – sarahw@4sight.co.nz

The specific part of the submission I support is:

In the context of our original submission (No 140) which seeks to rezone land to Heavy Industrial, the following submissions are relevant:

FS399.007

- All of submission S336.031 seeking the amendment / clarification of the definition of outdoor storage in relation to HIZ-S5 which requires the screening of such storage.

The reason for support is:

In the context of our original submission (No 140) which seeks to rezone land to Heavy Industrial, the following reasons are provided:

- The submitter seeks clarification to an activity which will be commonplace in the Heavy Industrial Zone. A clear definition of outdoor storage is required.

I seek that the submission be allowed:

For the reasons detailed above.

FURTHER SUBMISSION No 4 -

I oppose the submission of:

Waka Kotahi NZ Transport Agency being Submission No 356.
Email – sSarah.ho@nzta.govt.nz

The specific part of the submission I oppose is:

In the context of our original submission (No 140) which seeks to rezone land to Heavy Industrial, the following submissions are relevant:

FS399.008

- All of submission S356.089 seeking the inclusion of rules and assessment criteria for access and transport effects.

The reason for opposition is:

In the context of our original submission (No 140) which seeks to rezone land to Heavy Industrial, the following reasons are provided:

- The submitter has not disclosed the nature, scale or impact of these new rules or assessment criteria. These can very well affect the use and development of future Heavy Industrial Zone land.

I seek that the submission be disallowed:

For the reasons detailed above.

FURTHER SUBMISSION No 5 -

I support the submission of:

Mainfreight Limited being Submission No 509.
Email – pa@planningfocus.co.nz

The specific parts of the submission I support are:

In the context of our original submission (No 140) which seeks to rezone land to Heavy Industrial, the following submissions are relevant:

- All of submission S509.001 seeking the inclusion of a new definition for heavy industrial activities. FS399.009
- All of submission S509.006 relating to industrial activities being permitted. FS399.010
- All of submission S509.008 relating to the increase of HIZ-S1 from a permitted height of 12m to 20m. FS399.011

The reasons for my support are:

In the context of our original submission (No 140) which seeks to rezone land to Heavy Industrial, the following reasons are provided:

- S509.001: For the reasons given within the Original Submission. In addition, the revised definition expands on the nature and scale of activities undertaken.
- S509.006: The Original Submission relief sought will provide clarity in terms of activities permitted within the Heavy Industrial Zone.
- S509.008: The height limit increase to 20m for the Heavy Industrial Zone allows for the efficient operation of industrial activities.

We seek that the submissions be allowed:

For the reasons detailed within the Original Submission and above.

FURTHER SUBMISSION No 6 -

I oppose the submission of:

Te Runanga o Ngati Rehia being Submission No 559.
Email – kipa@ngatirehia.co.nz

The specific parts of the submission I oppose is:

In the context of our original submission (No 140) which seeks to rezone land to Heavy Industrial, the following submissions are relevant:

- All of submission S599.029 seeking amend the zoning within Waipapa until three water are reticulated. FS399.012

The reason for my opposition is:

In the context of our original submission (No 140) which seeks to rezone land to Heavy Industrial, the following reasons are provided:

- The retention of the Rural Production Zone over the Further Submitters property will not support future Heavy Industrial Zone activities in the surrounds. The site will remain as an island of Rural Production with no apparent reasoning as to why it has been left out of consideration.
- This will have a consequent reduction in the economic and social wellbeing in the community through a reduction in job creation opportunities along with the reduced flow of income to other business operators.
- To remove the Heavy Industrial Zone in Waipapa can only impede the long-term development and growth with the part of the district.

I seek that the submission be disallowed:

For the reasons detailed above.

FURTHER SUBMISSION No 7 -

I support the submission of:

KiwiRail Holdings Limited No 416
Email – Pam.butler@kiwirail.co.nz

The specific parts of the submission I support is:

In the context of our original submission (No 140) which seeks to rezone land to Heavy Industrial, the following submissions are relevant:

- Submission S416.03 which seeks to further 'Noise Sensitive Activities' as found in the Definitions section of the Proposed District Plan.

FS399.013

The reason for my support is:

In the context of our original submission (No 140) which seeks to rezone land to Heavy Industrial, the following reasons are provided:

- The submission seeks to amend the definition of Noise Sensitive Activities as follows:
 - 'means buildings or land that may be affected by noise and require a higher standard of amenity.
 - These include: - residential or living activity, including activity in visitor accommodation or retirement accommodation, including boarding houses, residential visitor accommodation and papakainga educational facilities; - health facilities, including hospitals; - community facilities -congregation within any place of worship; and- activity at a marae.
- These additional items are supported to ensure that the efficient operation of the Heavy Industrial Zone is not further compromised.

I seek that the submissions be allowed:

For the details outlined above.

We wish to be heard in support of the further submissions presented.

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

A handwritten signature in black ink, appearing to be 'S. Sanson'.

Signature of person authorised to sign on behalf of person making further submission.

Date: 04th September 2023

Electronic address for service of person making further submission:

office@bayplan.co.nz

Telephone:

09 4075253

Postal address (or alternative method of service under section 352 of the Act):

PO Box 318

PAIHIA 0247

Contact person:

Steve Sanson

Director | Consultant Planner