



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: 21/10/2022

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

Address for service:

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Attachments:

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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?

- N/A

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

- N/A

Submission points

Point 47.1 **S210.001**

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.
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.

Where the standard is not met, matters of discretion are restricted to: Not applicable

This standard does not apply to:

- i. The Orongo Bay zone

Sentiment: Oppose

Submission:

I oppose this standard because of the steep topography of my site at 277 Wainui Road it isn't possible to build a house which could comply with this rule without huge excavations.

Relief sought

Change the standard to the maximum height of the zone in which the property is in.

Point 47.2

S210.002

Section: Rural production

Sub-section: Standards

Provision:

RPROZ-S3

Setback (excluding from MHWS or wetland, lake and river margins)

Rural Production zone

The building or structure, or extension or alteration to an existing building or structure must be setback at least 10m from all site boundaries, except:

Where the standard is not met, matters of discretion are restricted to:

1. on sites less than 5,000m² accessory buildings can be setback to a minimum of 3m for boundaries that do not adjoin a road;
2. artificial crop protection and support structures must be setback at least 3m from all site boundaries; and
3. habitable buildings must be setback at least 30m from the boundary of an unsealed road.

- a. the character and amenity of the surrounding area;
- 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 access, egress on site and the roading network; and
- g. the impacts on existing and planned public walkways, reserves and esplanades.

This standard does not apply to:

- i. fences or walls no more than 2m in height above ground level;
- ii. uncovered decks less than 1m in height above ground level;
- iii. underground wastewater infrastructure;
- iv. water tanks less than 2.7m in height above ground level.

Sentiment: Support in Part

Submission:

I oppose the inclusion of 'that do not adjoin a road' in proposed rule #1 of this standard.

I also oppose the proposed rule #1 in this standard that excludes houses being built with 3m setback on sites less than 5000m2

Relief sought

Change the standard rule #1 to read 'On sites less than 5000m2 buildings can be setback to a minimum of 3m from boundaries. 100% of the 3m setback is to be landscaped and planted to a minimum height of 3m.'

The reasons being;

1. 3m can afford adequate screening if landscaped and planted to a height of 3m.
2. My property at 277 Wainui Road is very narrow, and the current rule could exclude the building of a house on this site.

Point 47.3 S210.003

Section: Natural character

Sub-section: Standards

Provision:

NATC-S1	Maximum height	
Natural character	<ol style="list-style-type: none">1. The maximum height of a building or structure, or extension or alteration to an existing building or structure is 5m above ground level; or2. where a building or structure is lawfully established, any extension does not exceed the height of the existing building or structure above ground level.	Where the standard is not met, matters of discretion are restricted to: Not applicable

Sentiment: Oppose

Submission:

I believe Rule #1 of this standard is overly restrictive and the maximum height of the zone the property is in should be the governing factor.

Relief sought

Change the rule to read 'The maximum height of a building or structure, or extension or alteration to an existing building or structure should not be higher than the zone rule of the site.'

