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To: Far North District Council

5 Memorial Avenue

Private Bag 752

Kaikōhe 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:

Waipapa Pine Limited¹

Contact person (if different from above):

Bay of Islands Planning (2022) Limited

Attention: Steven Sanson

PO Box 318

PAIHIA 0247

Waipapa Pine Limited 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:

¹ Please note that the original submission of relevance to this further submission is Submission # 342 by Waipapa Pine Limited and Adrian Broughton Trust. Please note ownership of the land and operational company is Waipapa Pine Limited. This change in ownership occurred in 2023.

Waipapa Pine 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.

FURTHER SUBMISSION No 1 -

Waipapa Pine 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

Mark and Emma Klinac being Submission No 140.
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 Waipapa Pine Limited support are:

All of submission S134.002 seeking the retention of the Heavy Industrial Zone as notified by the Council in the Proposed District Plan.

FS374.001

Part of submission S378.001 insofar as it supports the retention of the Heavy Industrial Zone across a site in Waipapa.

FS374.002

All of submission S140.001 which seeks to amend the zoning of the site from Rural Production to Heavy Industrial.

FS374.003

All of submission S336.029 which seeks to retain the Heavy Industrial Zoning on a site in Waipapa.

FS374.004

All of Submission S288.018 which seeks to retain the extension of the Heavy Industrial Zone in Waipapa.

FS374.005

The reasons for Waipapa Pine Limited's support are:

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 S140.001, the submission is supported in that the retained island of Rural Production Zoning near the Heavy Industrial Zone may give rise to reverse sensitivity and sterilisation effects. The Heavy Industrial Zone in Waipapa is better served by a consistent zoning pattern that complements heavy industrial activities.

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 Waipapa Pine Limited as it too believes that the change of zoning and its retention is important for Waipapa.

Waipapa Pine Limited seeks that the submissions be allowed:

For the reasons detailed above.

FURTHER SUBMISSION No 2 -

Waipapa Pine Limited oppose the submission of:

Brad Hedger being Submission No 269.

Email – brad.hedger73@gmail.com

The specific part of the submission Waipapa Pine Limited oppose is:

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”.

FS374.006

The reason for Waipapa Pine Limited opposition is:

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.

Waipapa Pine Limited rejected the original impermeable surface limit for the Heavy Industrial Zone. This additional requirement by the submitter would not allow for the efficient operation of activities in the Zone.

Waipapa Pine Limited seek that the submission be disallowed:

For the reasons detailed above.

FURTHER SUBMISSION No 3 -

Waipapa Pine Limited support the submission of:

Z Energy Limited being Submission No 336.

Email – sarahw@4sight.co.nz

The specific part of the submission Waipapa Pine Limited support is:

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.

FS374.007

The reason for Waipapa Pine Limited support is:

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

Waipapa Pine Limited seek that the submission be allowed:

For the reasons detailed above.

FURTHER SUBMISSION No 4 -

Waipapa Pine Limited 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 Waipapa Pine Limited oppose is:

All of submission S356.089 seeking the inclusion of rules and assessment criteria for access and transport effects. **FS374.008**

The reason for Waipapa Pine Limited opposition is:

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 Waipapa Pine Limited land.

Waipapa Pine Limited seek that the submission be disallowed:

For the reasons detailed above.

FURTHER SUBMISSION No 5 -

Waipapa Pine Limited oppose the submission of:

John Andrew Riddell No 431.
Email – andrew@cepservices.nz

The specific part of the submission Waipapa Pine Limited oppose are:

All of submission S431.129 requiring a 20m setback provision for buildings and structures near the coastal marine area, or rivers and bank as a non-complying activity.

FS374.009

The reasons for Waipapa Pine Limited opposition are:

The submission seeks a heavy-handed approach to the management of activities at the interface of coastal areas and waterways where engineering solutions are feasible and possible.

Heavy Industrial Zone land availability is often minimal, and land proposed to be Heavy Industrial Zone land requires suitable operational space to continue to support existing and proposed activities.

Waipapa Pine Limited seek that the submission be disallowed:

For the reasons detailed above.

FURTHER SUBMISSION No 6 -

Waipapa Pine Limited oppose the submission of:

Kapiro Conservation Trust No 447.
Email – kapiroconservationtrust@gmail.com

The specific part of the submission Waipapa Pine Limited oppose are:

All of submission S447.013 seeking to amend signage rules associated with the HIZ.

FS374.010

The reasons for Waipapa Pine Limited's opposition are:

The submission seeks changes to the proposed signage rules that relate to the Heavy Industrial Zone (Sign-S1).

These changes include a reduction in signage from 6m² for a road frontage less than 24m in width to between 3m² and 5m².

For sites greater with a road frontage greater than 24m in width the submission seeks between 7% and 12% increase for each metre of road frontage. This contrasts to the 0.25m² for every 1m of road frontage up to a maximum area of 12m² as notified.

The submission seeks to change signage rules from 6m² to 5m² for sites with a road frontage of less than 24m in width. The effects of this small change is discernible and the larger area is preferred by Waipapa Pine Limited.

The proposed change for sites with a road frontage greater than 24m in width is confusing, and seeks to use a percentage basis to manage sign increases. The permitted activity for Sign-S1 as proposed is preferred.

Waipapa Pine Limited seek that the whole of the submission be disallowed:

For the reasons detailed above.

FURTHER SUBMISSION No 7 -

Waipapa Pine Limited supports the submission of:

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

The specific parts of the submission Waipapa Pine Limited supports are:

All of submission S509.001 seeking the inclusion of a new definition for heavy industrial activities.

FS374.011

All of submission S509.006 relating to industrial activities being permitted.

FS374.012

All of submission S509.008 relating to the increase of HIZ-S1 from a permitted height of 12m to 20m.

FS374.013

The reasons for Waipapa Pine Limited's support are:

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.

Waipapa Pine Limited seek that the submissions be allowed:

For the reasons detailed within the Original Submission and above.

FURTHER SUBMISSION No 8 -

Waipapa Pine Limited oppose the submission of:

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

The specific parts of the submission Waipapa Pine Limited oppose is:

All of submission S599.029 seeking amend the zoning within
Waipapa until three water are reticulated. **FS374.014**

The reason for Waipapa Pine Limited's opposition is:

The retention of the Rural Production Zone over the property will continue to inhibit the ability of the landowner to confidently proceed with business development. Furthermore, given the underlying and existing heavy industrial uses already present in Waipapa, the zoning represents a logical extension of such activities.

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.

The landowner's property is adequately serviced with all infrastructure being designed and authorised by the relevant authorities.

To remove the Heavy Industrial Zone in Waipapa can only impede the long-term development and growth with the part of the district.

Waipapa Pine Limited seek that the submission be disallowed:

For the reasons detailed above.

FURTHER SUBMISSION No 9 -

Waipapa Pine Limited support the submission of:

Waipapa Pine Limited and Adrian Broughton Trust Submission No 342

Email – office@bayplan.co.nz

The specific parts of the submission Waipapa Pine Limited support is:

All of submission S342 which supports the introduction of the Heavy Industrial Zone to the sites owned by Waipapa Pine Limited and seeks changes to the Heavy Industrial Zone and wider district plan rules to better support the timber mill operation. FS342.015-FS342.039

The reason for Waipapa Pine Limited's support is:

The original submission reflects the position of Waipapa Pine Limited of support for the Heavy Industrial Zone with proposed changes to rules that would better support heavy industrial activities.

Waipapa Pine Limited seek that the submission be allowed:

For the reasons detailed above the Original Submission should be allowed, with the HIZ retained in Waipapa and changes made to provisions to ensure the future viability of heavy industrial activities.

FURTHER SUBMISSION No 10 -

Waipapa Pine Limited support the submission of:

Ministry of Education Te Tahuhu o Te Matauranga Submission No 331

Email – Vicky.Hu@beca.com

The specific parts of the submission Waipapa Pine Limited support is:

S331.087 which seeks to retain Objective HIZ-O1 as proposed. **FS374.040**

S331.088 which seeks to retain Policy HIZ-P3 as proposed. **FS374.041**

The reason for Waipapa Pine Limited's support is:

In relation to S331.087, Waipapa Pine Limited supports the intention of the submission which is to retain Objective HIZ-O1.

Objective HIZ-O1 sets a clear expectation that the Heavy Industrial Zone be used for the efficient operation of heavy industrial activities and that the zone is managed to ensure its long term protection from land fragmentation, land sterilisation and reverse sensitivity effects.

In relation to S331.088, Waipapa Pine Limited supports the intention of the submission which is to retain Policy HIZ-P3.

Policy HIZ-P3 promotes the avoidance of specific activities to locate in the Heavy Industrial Zone. These activities include residential activities, retirement villages, education facilities, recreation activities and commercial activities that are not ancillary to the on site heavy industrial use. These activities if allowed, would not promote achievement of the Objectives for the Heavy Industrial Zone.

Waipapa Pine Limited seek that the submissions be allowed:

For the details outlined above.

FURTHER SUBMISSION No 11 -

Waipapa Pine Limited support the submission of:

Northland Regional Council No 359

Email – ingridk@nrc.govt.nz

The specific parts of the submission Waipapa Pine Limited support is:

S359.011, S359.019, S359.020, S359.021, S359.022 which seek to include stronger reverse sensitivity provisions, particularly in relation to limiting the intensity of noise sensitive activities near the Heavy Industrial Zone.

FS374.042- FS374.046

The reason for Waipapa Pine Limited's support is:

There is general agreement with the intention of the Submitter in that the Proposed District Plan should strengthen reverse sensitivity provisions – especially where lifestyle / rural residential development occurs and adjoins the Heavy Industrial Zone.

Waipapa Pine Limited seek that the submissions be allowed:

For the details outlined above.

FURTHER SUBMISSION No 11 -

Waipapa Pine Limited support the submission of:

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

The specific parts of the submission Waipapa Pine Limited support is:

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

The reason for Waipapa Pine Limited's support is:

FS74.047

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.

Waipapa Pine Limited seek that the submissions be allowed:

For the details outlined above.

FURTHER SUBMISSION No 12 -

Waipapa Pine Limited support the submission of:

NZ Agricultural Aviation Association No 182
Email – eonzaaa@aviationnz.co.nz

The specific parts of the submission Waipapa Pine Limited support is:

Submission S182.019 which seeks to include a new Objective into the Noise section of the plan as follows:

Lawfully established and permitted noise generating activities can continue to function and operate.

FS374.048

The reason for Waipapa Pine Limited's support is:

The submission provides for and recognises that existing uses such as those undertaken by Waipapa Pine Limited. These lawfully established activities should be formally recognised through an Objective in the Proposed District Plan.

Waipapa Pine Limited seek that the submissions be allowed:

For the details outlined above.

FURTHER SUBMISSION No 12 -

Waipapa Pine Limited oppose the submission of:

Kiwi Fresh Orange Company Limited No 554

Email – robert@robertmakgill.com

Email - mike.doesburg@wynnwilliams.co.nz

The specific parts of the submission Waipapa Pine Limited oppose is:

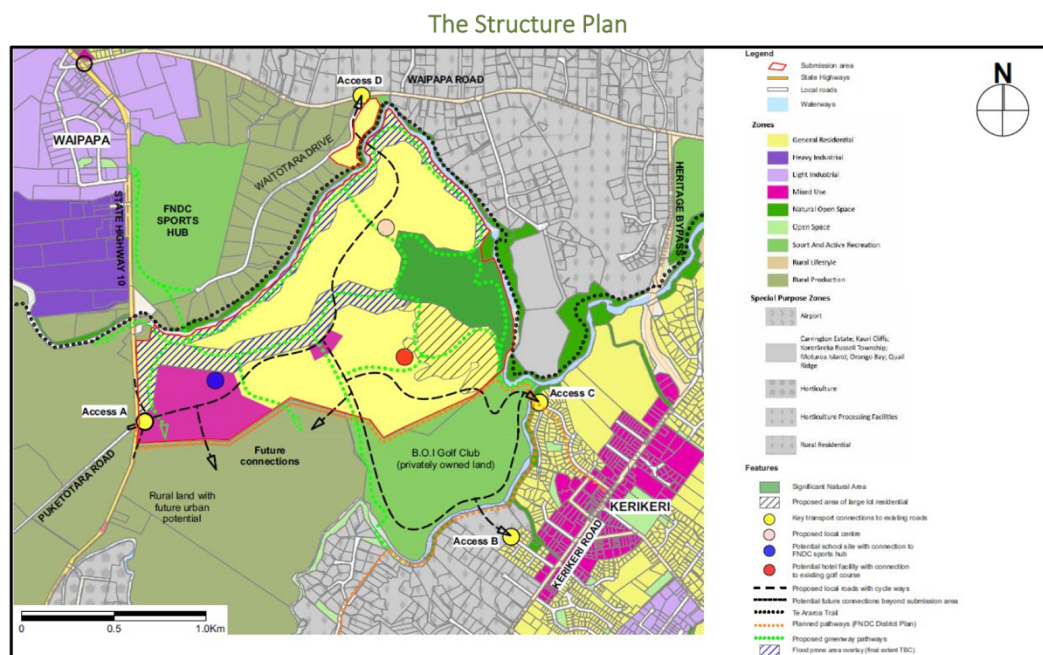
Submission S544 and all of its related submission points relating to a large area of land to be rezoned in Waipapa as the 'Brownlie Land Precinct'.
554.002, 554.048, 554.049

FS374.049-FS374.051

The reason for Waipapa Pine Limited's oppose is:

Waipapa Pine Limited is concerned with a large area of land being rezoned to support a Structure Plan within Kerikeri / Waipapa in near proximity to large areas of land proposed to be zoned Heavy Industrial Zone and containing heavy industrial uses.

The proximity of these two areas is outlined in the Figure below.



The structure plan contains large areas promoted for General Residential Use. Waipapa Pine is concerned that existing activities within the proposed Heavy Industrial Zone (including their own) may be subject to / of reverse sensitivity effects should this Structure Plan be allowed to proceed.

Waipapa Pine Limited seek that the submission be disallowed:

For the details outlined above.

Waipapa Pine Limited wish to be heard in support of the further submissions presented.

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



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