



Remember
submissions
close at 5pm,
Friday 21
October 2022

Proposed District Plan submission form

Clause 6 of Schedule 1, Resource Management Act 1991

Feel free to add more pages to your submission to provide a fuller response.

Form 5: Submission on Proposed Far North District Plan

TO: Far North District Council

This is a submission on the Proposed District Plan for the Far North District.

1. Submitter details:

Full Name:	Richard G A Palmer		
Company / Organisation Name: (if applicable)			
Contact person (if different):			
Full Postal Address:	PO Box 576, Kerikeri 0245		
Phone contact:	Mobile: 0272730000	Home:	Work: 094070000
Email (please print):	rick@pmlaw.co.nz		

2. (Please select one of the two options below)

- I could not gain an advantage in trade competition through this submission
 I could gain an advantage in trade competition through this submission

If you could gain an advantage in trade competition through this submission, please complete point 3 below

3. I am 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 effect of trade competition
- I am not 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 effect of trade competition

Note: if you are a person who could gain advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

The specific provisions of the Plan that my submission relates to are:

(please provide details including the reference number of the specific provision you are submitting on)

- Zoning in Omapere of 341 Hokianga Harbour Dr (Lot 1 DP 130098 - R.T. NA76B/137) as Rural Lifestyle
- Definition of Impermeable Surface including "any surfaced area used for parking, manoeuvring, access or loading of motor vehicles, including areas covered with aggregate";
- RLZ – R2 The impermeable surface coverage of any site is no more than 12.5% or 2,500m², whichever is lesser.
- CE-R1 – If a new building or structure is not located within an urban zone it is no greater than 25m².
- CE-S1 - The maximum height of any new building or structure above ground level is 5m



Important information:

1. The Council must receive this submission before the closing date and time for submissions (5pm 21 October 2022)
2. Please note that submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your submission will only be used for the purpose of the District Plan Review.
3. Submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

Send your submission to:

Post to: Proposed District Plan
Strategic Planning and Policy, Far North District Council
Far North District Council,
Private Bag 752
KAIKOHE 0400

Email to: pdp@fndc.govt.nz

Or you can also deliver this submission form to any Far North District Council service centre or library, from 8am – 5pm Monday to Friday.

Submissions close 5pm, 21 October 2022

Please refer to pdp.fndc.govt.nz for further information and updates.

Please note that original documents will not be returned. Please retain copies for your file.

Note to person making submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Confirm your position: Support Support In-part Oppose
(please tick relevant box)

My submission is:
(Include details and reasons for your position)

1. The property is bordered by land which is zoned General Residential and Mixed Use including houses, shops and the Heads Hotel. The current zoning is illogical, particularly given the residential land to the East.
2. An impermeable surface should be what it says – impermeable. An aggregate-covered area is no less permeable than a bare earth area – and in fact probably more so in terms of absorbing water flow.
3. Number 2 above has a flow on effect with RLZ-R2. If you have a long metal driveway on a large block of land you are caught – illogically – by the 2500m² rule. That figure would be fine if driveways were not included. With driveways included people are caught despite not actually having an impermeable surface anywhere like the limit.
4. I simply cannot see the logic where my neighbour on a 1000m² site can build a 200m² house by right – but on a 25000m² site I need a RC for a 110m² house.
5. CE-S1 makes no real allowance for buildings built on sloping land. 5m is simply too low where a single level house will not comply.

I seek the following decision from the Council:
(Give precise details. If seeking amendments, how would you like to see the provision amended?)

- S248.001
S248.002
S248.003
S248.004
1. That 341 Hokianga Harbour Dr be zoned General Residential or Mixed Use
 2. That the definition of impermeable surface is amended to replace “including” with “excluding”
 3. If 2 above is not agreed to increase the area from 2500 to 5000m². If 2 is agreed no change is sought
 4. To increase CE-R1 size limit to 150m² – being a modest house
 5. CE-S1 – To increase the maximum height of any new building or structure above ground level to 8m

I wish to be heard in support of my submission
 I do not wish to be heard in support of my submission
(Please tick relevant box)

If others make a similar submission, I will consider presenting a joint case with them at a hearing
 Yes No

Do you wish to present your submission via Microsoft Teams?
 Yes No HAPPY ETRIAL WAY

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Date: 20-10-2022

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