



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: 20/10/2022

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

Address for service:

Paul Hayman
PO Box 250 Kaeo 0448
New Zealand
Email: info@cadplanz.co.nz

Note: Submitter name changed to Bruce and Kim Rogers on 28-10-22 as per email request (attached) from Paul Hayman

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 80.1 **S294.001**

Section: Mixed use

Sub-section: Policies

Provision:

MUZ-P5 Restrict activities that are likely to have an adverse effect on the function, role, sense of place and amenity of the Mixed Use zone, including:

- a. residential activity, retirement facilities and visitor accommodation on the ground floor of buildings, except where a site adjoins an Open Space zone;

- b. light or heavy industrial activity;
- c. storage and warehousing;
- d. large format retail activity over 400 m²; and
- e. waste management activity.

Sentiment: Oppose

Submission:

This policy doesn't make provision for existing residential only sites. Residential activity on the ground floor of new buildings should continue to be a permitted activity where residential activity only is present on a site.

Relief sought

Change the policy to allow for residential activity on the ground floor of new buildings where there is only residential activity on a site.

Point 80.2 **S294.002**

Section: Mixed use

Sub-section: Standards

Provision:

MUZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Mixed Use zone	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 3m from the boundary of any site zoned General Residential, Rural Residential, Rural Lifestyle, Māori Purpose - Urban, Open Space, Natural Open Space, or Sport and Recreation.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation; ii. fences or walls no more than 2m in height above ground level; and iii. uncovered decks no more than 1m above ground level. . 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the natural character of the coastal environment; 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 roading network; and g. the impacts on existing and planned public walkways.

Sentiment: Support

Submission:

We support this standard because we do not believe setbacks are necessary and also because we will lose the use of a significant portion of our land

Relief sought

We support this standard with no setbacks in the Mixed Use zone

Point 80.3 **S294.003**

Section: Mixed use

Sub-section: Rules

Provision:

MUZ-R4	Residential activity	
Mixed Use zone	Activity status: Permitted	Activity status where compliance not achieved with PER-1: Discretionary
	Where:	
	PER-1	
	The residential activity is within a residential unit that is located above the ground floor level of a building unless the residential unit existed at 27 July 2022.	

Sentiment: Support in Part

Submission:

This rule doesn't make provision for existing residential only sites. Residential activity on the ground floor of new buildings should continue to be a permitted activity where residential activity only is present on a site.

Relief sought

Change the rule to permit residential activity on the ground floor as well as upper floor of new buildings.

Point 80.4 **S294.004**

Section: Mixed use

Sub-section: Rules

Provision:

MUZ-R5	Residential unit	
Mixed Use zone	Activity status: Permitted	Activity status where compliance not achieved with PER-2: Restricted discretionary
	Where:	
	PER-1	
	The residential unit is located above the ground floor level of a building unless it existed at 27 July 2022.	a. the matters of discretion of the infringed standard.
	PER-2	Activity status where compliance not achieved with PER-1: Discretionary

Residential units established after 27 July 2022 comply with standard:

NOISE-S5 Noise insulation.

Sentiment: Support in Part

Submission:

This rule doesn't make provision for existing residential only sites. Residential activity on the ground floor of new buildings should continue to be a permitted activity where residential activity only is present on a site.

Relief sought

Change the rule to permit residential activity on the ground floor on new buildings where residential activity only is present on the site.

Point 80.5 **S294.005**

Section: Coastal environment

Sub-section: Standards

Provision:

CE-S1	Maximum height	
Coastal environment	<ol style="list-style-type: none">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: <ol style="list-style-type: none">i. The Orongo Bay zone	

Sentiment: Oppose

Submission:

We oppose this standard because the permitted standard in the Mixed Use zone in Area A is 8.5m maximum height.

The 5m proposed maximum height for a two-storey building with 2.4m high floors is not practicable.

Relief sought

We want this standard amended to the permitted Mixed Use Standard in Area A of Paihia which is 8.5m maximum height.

From: [Proposed District Plan](#)
To: cadplanz@cadplanz.co.nz
Subject: RE: Submission Acknowledgement
Date: Friday, 28 October 2022 1:09:00 pm
Attachments: [image001.png](#)
[image002.png](#)

Hi Paul,

The submissions referred to were 79 and 80, as per Isoplan numbering. Council's allocated numbers are 293 and 294. I've changed the submitter names for these to Bruce and Kim Rogers as requested.

Kind regards



Liz Searle
Policy Planner

Strategic Planning & Policy, Far North District Council | **24-hour Contact Centre** 0800 920 029

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Disclaimer: The information shown on plans that may be attached may not be accurate and is indicative only. The Far North District Council accepts no responsibility for incomplete or inaccurate information. Contractors are to verify the exact location of all Council services on site before work commences. Contractors are liable for any damage they may cause to Council services, including any services not identified on this plan.

Far North District Council | Te Kaunihera o Tai Tokerau Ki Te Raki | Phone: 09 401 5200 | Email: ask.us@fndc.govt.nz
Memorial Avenue, Private Bag 752, Kaikohe 0440, New Zealand

Get it done online at your convenience, visit our website: www.fndc.govt.nz

Please consider the environment before printing this email.

From: cadplanz@cadplanz.co.nz <cadplanz@cadplanz.co.nz>

Sent: Wednesday, 26 October 2022 10:52 am

To: Proposed District Plan <pdp@fndc.govt.nz>

Subject: Submission Acknowledgement

CAUTION: This email originated from outside Far North District Council.

Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Greg ..

Last week I made two submissions on behalf of Bruce and Kim Rogers but at the time I was unable to figure out how to make them on behalf of .. they were No's 7 and 80 and were named 19 Kings Road For Bruce and Kim Rogers and 1 Davis Crescent For Bruce and Kim Rogers respectively.

Is it possible for you to correct my error and formally make them on behalf of submissions ?

Many thanx ..

Kind regardz ...

Paul Hayman
cadplanz
P O Box 250
Kaeo 0448
New Zealand
t. 09 407 9816
m. 0274505471

From: Far North District Council District Plan <pdp@fndc.govt.nz>

Sent: Friday, 21 October 2022 6:44 pm

To: Paul Hayman <info@cadplanz.co.nz>

Subject: Submission Acknowledgement

Dear Submitter

The Far North District Council acknowledges receipt of your electronic submission on the Proposed District Plan, submitted on 20/10/2022.

A copy of your submission is attached to this email. Following the submission period, all submissions and decisions requested will be summarised and made available on the council's website, followed by a further submissions process, hearings and decisions. At this stage, hearings are likely to be held from mid-2023. When hearings are being scheduled, you will be contacted directly if you have indicated that you wish to be heard. For more information and next steps please visit: <https://pdp.fndc.govt.nz>. If you require any further information, please feel free to contact Council on email pdp@fndc.govt.nz or 0800 920 029.

Yours sincerely,

Greg Wilson - Manager - District Planning
