



Submission on Proposed Plan Variation 1 – Minor Corrections and Other Matters to the Far North Proposed District Plan

This submission was lodged online

Submitter details

Submitter name:	Far North Holdings Limited
Submitter number:	S593
Date received:	08/11/2024
Company/Organisation Name: (if applicable):	Zenith Planning Consultants Limited
Contact person (if different):	Wayne Smith
Full Postal Address:	12 Halyard Loop Watea Haruru, Northland 0204
Email:	wayne@zenithplanning.co.nz
Wish to be heard in support of my submission:	Yes
If others make a similar submission, I will consider presenting a joint case with them at a hearing:	Yes
Trade competition declaration:	I could not gain an advantage in trade competition through this submission.
Trade competition direct affect declaration:	N/A

Submission points

The following submission points were made by the submitter.

S593.001

S593.002

Point	Plan section	Plan provision	Position	Decision sought	Reasons for position
1	General residential	GRZ-R1	Support in part	<p>FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation.</p> <p>new PER-4</p> <p>All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</p>	<p>Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.</p>
2	Horticulture	HZ-R1	Support in part	<p>FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation.</p> <p>new PER-4 provision</p> <p>All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</p>	<p>Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.</p>

S593.003

3	Light industrial	LIZ-R1	Support in part	<p>FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-5) or an added sentence to include vegetation.</p> <p>new PER-5 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</p>	<p>Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.</p>
4	Māori Purpose	MPZ-R1	Support in part	<p>FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation.</p> <p>new PER-4 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</p>	<p>Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.</p>

S593.004

S593.005

5	Mixed use	MUZ-R1	Support in part	<p>FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-5) or an added sentence to include vegetation.</p> <p>new PER-5 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</p>	<p>Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.</p>
6	Natural open space	NOSZ-R1	Support in part	<p>FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation.</p> <p>new PER-4 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</p>	<p>Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.</p>

S593.006

S593.007

7	Open space	OSZ-R1	Support in part	FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation. new PER-4 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.	Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.
8	Rural production	RPROZ-R1	Support in part	FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation. new PER-4 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.	Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.

S593.008

S593.009

9	Rural residential	RRZ-R1	Support in part	FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation. new PER-4 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.	Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.
10	Sport and active recreation	SARZ-R1	Support in part	FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation. new PER-4 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.	Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.

S593.010

S593.011

11	Treaty settlement land overlay	TSL-R1	Support in part	FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation. new PER-4 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.	Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.
----	--------------------------------	--------	-----------------	---	--

Supporting documents

The following documents were included with the submission.

Supporting documents	
----------------------	--