



Proposed Far North District Plan further submission form

Form 6: Further submission in support of, or in opposition to, submission(s) on the notified Proposed Far North District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

To: Far North District Council

This is a further submission in support of or in opposition to submission(s) on the Proposed Far North District Plan.

1. Further submitter details <i>(mandatory information)</i>	
Full name of individual/organisation making further submission:	Z Energy Limited
Contact person <i>(if different from above):</i>	Thomas Trevilla
Email address:	thomas.trevilla@4sight.co.nz
Postal address:	201 Victoria Street West, Auckland Central Auckland 1010 Attention: Thomas Trevilla Postcode 1010
Preferred method of contact:	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone contact:	Daytime: Mobile: 020 400 06702

2. Eligibility to make a further submission (for information on this section go to RMA Schedule 1, clause 8)

I am:

- A person representing a relevant aspect of the public interest. In this case, also specify below the grounds for saying that you come within this category; or
- A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category; or
- the local authority

My reasons for selecting the category ticked above are:

Z Energy's interest in the PDP is greater than that of the general public, being an original submitter on the PDP with respect to its retail fuel outlets across the Far North District.

For example: Any person representing a relevant aspect of the public interest would likely include public interest environmental groups

Any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has is likely to include owners of land and users of resources directly affected by plan provisions. It is also likely to include iwi and hapu where their interests are directly affected.

3. Request to be heard at hearing

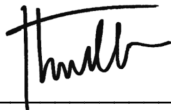
- Yes, I wish to be heard at the hearing in support of my further submission; or
- No, I do not wish to be heard at the hearing in support of my further submission

If others make a similar submission, I will consider presenting a joint case with them at the hearing

- Yes No

Signature of further submitter:

(or person authorised to sign on behalf of further submitter)



Date: 04/09/2023

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

Important information:

1. A copy of your further submission must be served on the original submitter within five working days after it is served on Far North District Council.
2. The Far North District Council must receive this further submission before the closing date and time for further submissions (**5pm Monday, 4 September 2023**)
3. Please note that further submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your further submission will only be used for the purpose of the District Plan review.
4. 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 further submission form). If you don't have an email address, it will be posted.

Please note that your further 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 further 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 further 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.

Send your further submission to:

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

Email to: pdp@fndc.govt.nz

Or you can also deliver this further submission form to any Far North District Council service centre or library (check the Council website for opening hours).

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.

**FURTHER SUBMISSION ON THE PROPOSED FAR NORTH DISTRICT PLAN PURSUANT TO
CLAUSE 8 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

To: Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440

Email: submissions@fndc.govt.nz

Submitter: Z Energy Limited
PO Box 2091
Wellington 6140

Address for Service: 4Sight Consulting Limited
201 Victoria Street West
Auckland Central
Auckland 1010

Attention: Thomas Trevilla

Phone: 020 400 06702
Email: thomas.trevilla@4sight.co.nz

Date: 4 September 2023

INTRODUCTION

1. Z Energy Limited (*Z Energy*) is a submitter (submission 336) on the Proposed Far North District Plan (*the PDP*).
2. Z Energy's further submission in support of / in opposition to original submissions on the PDP is set out in the appended Schedule A.

ADMINISTRATIVE MATTERS

3. Z Energy's interest in the PDP is greater than that of the general public, being an original submitter on the PDP with respect to its retail fuel outlets across the Far North District (*the District*).
4. Z Energy could not gain an advantage in trade competition through this further submission.
5. Z Energy wishes to be heard in support of this further submission.
6. If others make similar submissions, Z Energy may be prepared to consider presenting a joint case with them at any hearing.

Signed on behalf of Z Energy Limited



Thomas Trevilla
Planning and Policy Consultant
4Sight Consulting Limited

4 September 2023

SCHEDULE A: FURTHER SUBMISSION OF Z ENERGY LIMITED ON THE PROPOSED FAR NORTH DISTRICT PLAN

Original submission					Further submission of Z Energy		
Submitter	Submission number	Provision	Position	Summary of relief sought (for amendments, deletions are in bold red strike through while additions are in bold red underline)	Position	Reasons	Relief sought
Kāinga Ora Homes and Communities	S561.092	MUZ-R2	Oppose	Delete MUZ-R2 in its entirety and include new provisions in the activity table to list Service Stations and offices > 200 m ² as a Discretionary activity.	Oppose	<p>Z Energy agrees that the intent of MUZ-R2 is unclear and that commercial activities should not be a discretionary activity in general. Z Energy, however, considers that it is appropriate for service stations to be a permitted activity in the Mixed Use Zone (MUZ), regardless of gross floor area, for the following reasons:</p> <ul style="list-style-type: none"> Service stations provide an essential service (vehicle fuel / energy) which supports the wellbeing of communities, and are designed in a manner which broadly supports the function and maintains the amenity of a typical mixed use environment. Service stations are designed to integrate into the zone and environment in which they will be located in terms of design, transportation and safety in accordance with the requirements of District Plans, Regional Plans and National Environmental Standards, as well as other regulations or statutes. Service stations are not listed among the activities which MUZ-P5 seeks to restrict nor are they considered to inherently adversely affect the function, role, sense of place or amenity of the MUZ. Overall, service stations can achieve the outcomes, objectives and policies of the MUZ and should remain as a permitted activity. <p>Service stations provide an essential service to communities, and it is important that they are enabled in central areas. It is noted that the only other zone which service stations are specifically provided for as a permitted activity is the Heavy Industry Zone (HIZ). HIZ land is limited and is some distance away from many MUZ areas across the District. For example, the closest HIZ land to Kaikohe or Paihia is in Moerewa which is approximately 25 km to 30 km away from either town.</p>	Disallow FS55.001
Lynley Newport	S134.003	LIZ-S5	Support in part	Amend LIZ-S5 to only apply where there is a zone interface with a more sensitive zoning such as General Residential.	Support	Z Energy supports that the standard only applies where there is an interface with a more sensitive zone such as the General Residential Zone. LIZ-S6 and LIZ-S7 already require screening along road boundaries and side boundaries adjoining sensitive zones with landscaping and/or fencing of 1.8 m in height.	Allow FS55.002
Ti Toki Farms Limited	S262.004	LIZ-S5	Not stated	Amend LIZ-S5 to not require screening into adjoining sites that are used for light industrial activities.	Support	Z Energy supports the exemption of the standard when an adjoining site is used for a light industrial activity. LIZ-S6 and LIZ-S7 already require screening along road boundaries and side boundaries adjoining sensitive zones with landscaping and/or fencing of 1.8 m in height.	Allow FS55.003
Bunnings Limited	S371.024	LIZ-S5	Support in part	Amend Standard LIZ-S5 to provide flexibility for alterations and extensions. Note: The submission's reasoning provides more context in that it seeks that the exemption applies to alterations and extensions to a legally established building or structure that contain a permitted activity.	Support in part	Z Energy supports the amendment sought but seeks that the exemption <u>also applies</u> to alterations or extensions to lawfully established buildings or structures that contain a lawfully established existing activity (e.g., existing service stations which are not a permitted activity in the LIZ but were lawfully established).	Allow in part FS55.004
Waka Kotahi NZ Transport Agency	S356.039	TRAN-R4	Neutral	Waka Kotahi supports electric charging stations as a permitted activity as part of the parking standards. Consideration could be had to incentivise more electric	Neutral	Z Energy has an interest in the matters raised by this submission (being the provision of electric vehicle (EV) charging stations) and supports a permitted pathway for EV charging stations, as this will assist with promoting a network of EV charging stations	Neutral FS55.005

Original submission					Further submission of Z Energy		
Submitter	Submission number	Provision	Position	Summary of relief sought (for amendments, deletions are in bold red strikethrough while additions are in <u>bold red underline</u>)	Position	Reasons	Relief sought
				charging stations to be provided, such as a % threshold of parking, or reduction in parking spaces provided if a % of electric charging stations were provided.		and therefore greater uptake of EV use, reducing fossil fuels and promoting alternative means of transport. However, while Z Energy supports the intent of the submission, the specific relief and outcome sought by the submitter is unclear. Z Energy is interested in this submission to better understand how specific provisions could be changed or introduced to further promote EV charging stations.	Z Energy supports a permitted pathway for EV charging stations but is interested to better understand how specific provisions could be changed or introduced to further incentivise electric vehicle charging stations.