

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:	FNR Properties Limited		
Company / Organisation Name: (if applicable)			
Contact person (if different):	Nina Pivac (Tohu Consulting Limited)		
Full Postal Address:	39A Commerce Street, Kaitaia 0410		
Phone contact:	Mobile:	Home:	Work:
	0210614725		
Email (please print):	nina@tohuconsulting.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

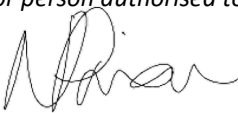
Note: if you are a person who could gain advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

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)

See attached full submission.



Confirm your position: <input type="checkbox"/> Support <input type="checkbox"/> Support In-part <input type="checkbox"/> Oppose <i>(please tick relevant box)</i>
My submission is: <i>(Include details and reasons for your position)</i> See attached full submission.
I seek the following decision from the Council: <i>(Give precise details. If seeking amendments, how would you like to see the provision amended?)</i> See attached full submission.
<input checked="" type="checkbox"/> I wish to be heard in support of my submission <input type="checkbox"/> I do not wish to be heard in support of my submission <i>(Please tick relevant box)</i>
If others make a similar submission, I will consider presenting a joint case with them at a hearing <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do you wish to present your submission via Microsoft Teams? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Signature of submitter: <i>(or person authorised to sign on behalf of submitter)</i>  Date: 21 October 2022 <i>(A signature is not required if you are making your submission by electronic means)</i>

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.

SUBMISSION NUMBER

316

Submission on the Far North Proposed District Plan

Full name: FNR Properties Limited
c/o Tohu Consulting Limited
Attn: Nina Pivac

Postal Address: 39A Commerce Street, Kaitaia 0410

Mobile: +64 21 061 4725

Email: nina@tohuconsulting.nz

FNR Properties Limited could not gain an advantage in trade competition through this submission.

The specific provisions of the Plan Change that FNR Properties Limited's submission relate to are set out in the attached document.

FNR Properties Limited generally support the proposed plan change subject to amendments and clarification, as listed in the attached document. The reasons for FNR Properties Limited's submission are provided in the attached document.

The relief sought by FNR Properties Limited are contained in the attached document.

FNR Properties Limited **wish to be heard** in support of its submission.

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

Ngā Mihi,



Agent:
Tohu Consulting Limited
Nina Pivac
Planner/Director

Date: 21 October 2022

1.0 INTRODUCTION AND GENERAL FEEDBACK

FNR Properties Limited (FNR Properties) are the asset management arm of FNR Group Limited, the latter of whom have provided a variety of civil and construction services to the Far North District for over 10 years. Since its establishment, FNR Properties have been involved in many regionally significant development projects, making a positive contribution to the social and economic growth of the Far North District.

FNR Properties have an interest in multiple properties in the Far North District, including two properties located on Kaitaia-Awaroa Road, legally described Lot 1 DP 66455 and Lot 3 DP 185401 (held within one CT ref. NA115C/988), and Lot 2 DP 66455 (NA29A/135). Collectively, these properties are referred to hereon as the subject site.

There are a number of lawfully established activities occurring on site at present including a quarry and ready-mix hopper (FNR Quarries, formerly known as Pukepoto Quarries). The remainder of the site is vacant and in pasture.

FNR Properties acknowledge and appreciate the work that Far North District Council (FNDC) have put in to developing the Far North Proposed District Plan (PDP).

The subject site is currently zoned Rural Production (RPZ) and the PDP proposes to retain the RPZ zoning with the addition of the Mineral Extraction Overlay to the portion of the site where existing quarry activities occur. In general, FNR Properties support the proposed zoning where they relate to quarrying activities, subject to amendments and clarification. Specific submission points have been outlined in **Section 2.0** below, including the relief sought to improve the PDP.

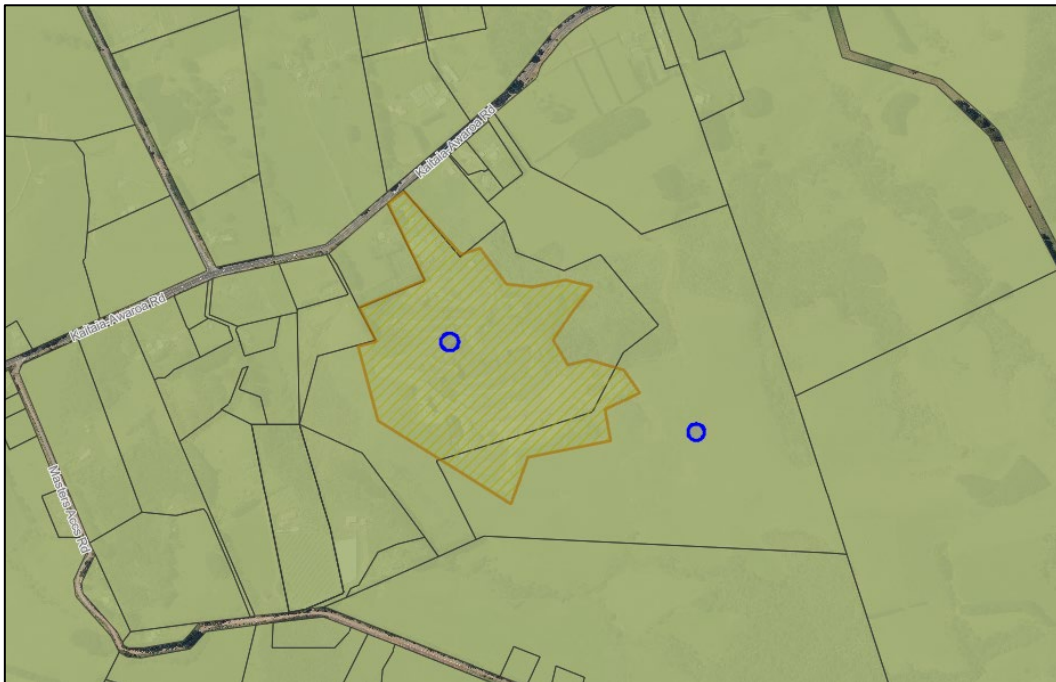


Figure 1: Map showing proposed zoning of subject site (Far North PDP Maps)

2.0 FEEDBACK ON FAR NORTH PROPOSED DISTRICT PLAN

Feedback Point	Feedback Topic	Support/Oppose/ Seek Amendment/Clarification	Comments/Reasons	Relief Sought
1	RPROZ-R18 Mineral prospecting and exploration	Support	FNR Properties support this provision as it specifically provides for such activity to occur within the RPZ and largely represents a positive change for existing activities occurring on site.	To retain Rule RPROZ-R18 as notified
2	RPROZ-R21 Expansion of existing mineral extraction activity	Support subject to amendments	Contrary to the ODP, the PDP specifically provides for the expansion of existing mineral extraction activity in the RPZ as a Restricted Discretionary Activity. While this largely represents a positive change for the subject site, it is noted that the same activity is provided for as a Controlled Activity under Rule ME-R2 which conflicts/contradicts Rule RPROZ-R21. This could lead to confusion and interpretation issues. It is therefore recommended that Rule RPROZ-R21 is amended to be consistent with Rule ME-R2.	To amend Rule RPROZ-R21 to be consistent with Rule ME-R2.

S316.001

S316.002

Feedback Point	Feedback Topic	Support/Oppose/ Seek Amendment/Clarification	Comments/Reasons	Relief Sought
3	NOISE-S1 Maximum noise levels in RPZ and Mineral Extraction Overlay (MEO)	Support subject to amendments	<p>It is noted that the maximum noise limits in the RPZ and MEO, specifically those that apply to the period of 10pm to 7am, are conflicting.</p> <p>Given the MEO largely applies to sites with an underlying zone of RPZ, specifying different noise limits essentially defeats the purpose of having such limits in the MEO.</p> <p>This could lead to confusion and interpretation issues.</p>	To amend Rule NOISE-S1 so that noise limits in the RPZ are consistent with those in the MEO.
	RPROZ-S7 Sensitive activities setback from boundaries of a Mineral Extraction overlay (MEO)	Support subject to amendments	<p>FNR Properties acknowledge the importance of avoiding reverse sensitivity issues, particularly where they relate to quarrying activities and residential activities.</p> <p>FNR Properties also acknowledge that a Restricted Discretionary status may be appropriate where sensitive activities are established within 100m of the MEO. However, Rule RPROZ-S7 does not recognise that previous technical reports may have been provided to, and approved by</p>	To amend RPZOZ-S7 to provide for such activity to occur as a Controlled Activity where the site contains an 'approved building platform' and where reverse sensitivity effects have already been addressed.

S316.003

S316.004

Feedback Point	Feedback Topic	Support/Oppose/ Seek Amendment/Clarification	Comments/Reasons	Relief Sought
			<p>Council, where reverse sensitivity effects have already been satisfactorily addressed. Where this is the case, and to reduce unnecessary costs to the applicant/property owner, it is therefore recommended that a Controlled Activity status is provided for where the site contains an 'approved building platform' and where reverse sensitivity effects have already been addressed.</p>	