

**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.

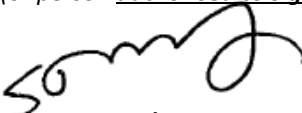
Form 5: Submission on Proposed Far North District Plan

TO: Far North District Council

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

1. Submitter details:

Full Name:	John Levers for Puketotara Lodge Ltd		
Company / Organisation Name: (if applicable)	Puketotara Lodge Ltd		
Contact person (if different):			
Full Postal Address:			
Phone contact:	Mobile:	Home:	Work:
Email (please print):	leversjohn@xtra.co.nz		
2. (Please select one of the two options below)			
<input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission <input type="checkbox"/> I could gain an advantage in trade competition through this submission			
<i>If you could gain an advantage in trade competition through this submission, please complete point 3 below</i>			
3. <input type="checkbox"/> 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 <input type="checkbox"/> 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			
<i>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</i>			
The specific provisions of the Plan that my submission relates to are:			
1. Rules, objectives and policies on stormwater management in the Far North District			
Confirm your position: <input type="checkbox"/> Support <input checked="" type="checkbox"/> Support In-part <input type="checkbox"/> Oppose (please tick relevant box)			
My submission is: (Refer Schedule attached)			

<p>I seek the following decision from the Council:</p> <p>(Refer Schedule attached)</p>
<p><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></p>
<p>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</p>
<p>Do you wish to present your submission via Microsoft Teams? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Signature of submitter: <i>(or person authorised to sign on behalf of submitter)</i></p>  <p>Date: 21 October 2022 <i>(A signature is not required if you are making your submission by electronic means)</i></p>

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

Schedule – Submission to Proposed Far North District Plan



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

21 October 2022

Attention: District Plan Review

By email: pdp@fndc.govt.nz

Submission on the Proposed Far North District Plan – Puketotara Lodge Ltd

Introduction

1. This submission relates specifically to the management and activity status of stormwater discharge and diversion in the Far North Proposed District Plan (PDP).

Stormwater Controls

2. The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites.
3. The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which the council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule.
4. For example, the operative stormwater management rule in the Rural Production Zone is:

8.6.5.1 PERMITTED ACTIVITIES

8.6.5.1.3 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.

8.6.5.2. CONTROLLED ACTIVITIES

8.6.5.2.1 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.

In considering an application under this provision the Council will restrict the exercise of its control to:

- a) the extent to which building site coverage and impermeable surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;
- b) the extent to which Low Impact Design principles have been used to reduce site impermeability;
- c) any cumulative effects on total catchment impermeability;
- d) the extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage of the site or disturb the ground and alter its ability to absorb water;

Submission on the Proposed Far North District Plan – Puketotara Lodge Ltd

- e) the physical qualities of the soil type;
- f) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;
- g) the extent to which paved, impermeable surfaces are necessary for the proposed activity;
- h) the extent to which landscaping and vegetation may reduce adverse effects of run-off;
- i) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.

5. There is no specific “stormwater management” rule in the Rural Production Zone in the PDP, however there is a rule relating to impermeable surface coverage. This is set out below:

RPROZ-R2 Impermeable surface coverage**Activity status: Permitted**

Where:

The impermeable surface coverage of any site is no more than 15%.

Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to:

- a) the extent to which landscaping or vegetation may reduce adverse effects of run-off,
- b) the effectiveness of the proposed method for controlling stormwater on site;
- c) the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites;
- d) whether low impact design methods and use of green spaces can be used;
- e) any cumulative effects on total catchment impermeability; and
- f) natural hazard mitigation and site constraints.

6. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites, such that the rules on impermeable surface coverage read as below (or to same or similar effect):

[Relevant zone rule number] Impermeable surface coverage**Activity status: Permitted**

Where:

The impermeable surface coverage of any site is no more than [according to relevant zone rule] %.

Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to:

- a) the extent to which landscaping or vegetation may reduce adverse effects of run-off,
- b) the effectiveness of the proposed method for controlling stormwater on site;

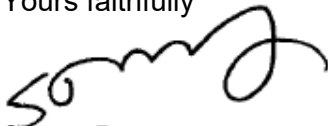
Submission on the Proposed Far North District Plan – Puketotara Lodge Ltd

- c) the availability of land for disposal of effluent and stormwater on the site without adverse effects on ~~adjoining-adjacent~~ waterbodies (including groundwater and aquifers) or on ~~adjoining-adjacent~~ sites;
- d) whether low impact design methods and use of green spaces can be used;
- e) any cumulative effects on total catchment impermeability; ~~and~~
- f) natural hazard mitigation and site constraints-;
- g) Avoiding nuisance or damage to adjacent or downstream properties;
- h) The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes;
- i) The extent to which the diversion and discharge mimics natural run-off patterns.

Relief

- 7. Amend the impermeable surface rules in all zones to provide for additional matters of discretion / control as specified in paragraph [6] above (or to same or similar effect) in order to better control effects between adjacent sites. S481.001 to
S481.016,
S481.018 to
S481.020
- 8. Any other consequential relief including to objectives policies and provisions in order to give effect to the relief sought above.

Yours faithfully



Stuart Ryan
Barrister

Address for service:

Puketotara Lodge Ltd
leversjohn@extra.co.nz