

Online Further Submission

FS289

Further Submitters Name	Reuben Wright
Further Submitter Number	FS289
Wish to be heard	Yes
FS qualifier	a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)
FS qualifier reason	I am a landowner whose land is subject to various proposed rules and zonings contained in the Proposed Plan.
Joint presentation	Yes
Attention:	Mr. Alister Hartstone
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Online further submitter?	Yes
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FS289.001-.023

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
FS289.1	Selwyn Garton	S306.001	Planning maps	Rural Residential Zone	Retain proposed zoning of rural residential land adjacent to existing residential zoned land of Kaitaia (rezoned from rural production to rural residential), in particular within the Okahu Loop Road.	Support	Allow	I support the proposed Rural Residential zoning intended to be applied in the Okahu Road area, Kaitaia

FS289.2	Northland Transportation Alliance	S184.026	Planning maps	Rural Residential Zone	Amend Rural Residential zoning adjacent to urban centres	Oppose	Disallow	The Rural Residential Zone is an appropriate response to demand for additional residential scale development as a transitional area from rural to residential. The provision of services including transport management can be addressed by suitable plan provisions and appropriate strategic planning by NTA . It is not considered appropriate to simply oppose the zoning for the reasons stated.
FS289.3	Brady Wild	S369.001	Planning maps	Rural Residential Zone	Retain the Rural Residential zoning of a property on Okahu Road, Kaitaia, legally described as Lot 10 DP 554104 and Pt Lot 8 DP 135828 (held within one CT, ref. 962760).	Support	Allow	I support the provision of Rural Residential zoning in this area for the reasons stated.
FS289.4	Haigh Workman Limited	S215.030	Subdivision	SUB-P8	Amend SUB-R8 so that Controlled Activity status apply to subdivisions where a geotechnical report by a qualified professional establishes that the land subject to subdivision is not prone to instability or can be engineered to be stable even though it falls within the definition of Land Susceptible to Instability'.	Support in part	Allow in part	It is considered appropriate to require suitable engineering information to support any subdivision where a new building site and/or access is required, as a policy and rule for subdivision. However, the mapping of land stability across the district should be left as a matter to be addressed outside the District Plan.
FS289.5	Spark New Zealand Trading Limited and Vodafone New Zealand Limited	S517.002	Subdivision	SUB-P11	Retain Policy SUB-P11	Support in part	Allow in part	Support the provision of suitable power and telecommunication services in general, but there is no longer demand for hard wired telecommunication services as part of land development / subdivision. With so many wireless options now available, there is no reason to address telecommunication requirements for land development / subdivision in the District Plan.
FS289.6	Waka Kotahi NZ Transport Agency	S356.088	Subdivision	Rules	Insert rules and assessment criteria relating to the provision and management of access and transport effects of subdivision.	Support	Allow	Agree that there is a lack of clarity in the current rules as to what provisions apply to subdivision.

FS289.7	Waka Kotahi NZ Transport Agency	S356.089	Subdivision	SUB-R5	Insert rules and assessment criteria relating to the provision and management of access and transport effects of subdivision.	Support	Allow	The Plan provisions require clarity to specify what transport rules apply to all subdivision activities
FS289.8	Trent Simpkin	S25.001	Subdivision	SUB-S1	Retain Discretionary minimum lot size of 2000m2 for the Rural Residential Zone	Support	Allow	A minimum 2000m2 lot size is generally accepted as the minimum required for suitable on-site servicing and amenity in a rural residential setting.
FS289.9	Elizabeth Irvine	S39.002	Subdivision	SUB-S1	Retain the 2000m2 minimum allotment size for a discretionary activity subdivision within the Rural Residential zone	Support	Allow	A 2000m2 minimum lot size is generally considered to be appropriate for on-site servicing and retention of amenity in a rural residential setting.
FS289.10	Elizabeth Irvine	S39.003	Subdivision	SUB-S1	Amend S1 to provide: minimum lot size for controlled activity reduced to 3,000m3 (instead of 4,000m3) and insert new restricted discretionary activity minimum lot size of 2,500m2	Support	Allow	Research previously undertaken in Whangarei DC found that generally the area required on rural properties for a dwelling access and curtilage areas was around 2500m2. This reflects the current pattern of development in rural areas. A controlled activity lot size of 3000m2 would better reflect the actual land development pattern for rural residential sites rather than an arbitrary 4000m2 lot size which is defined solely by the fact it is the imperial 'acre of land'.
FS289.11	Jim Longhurst	S224.002	Subdivision	SUB-S1	[Retain SUB-S1 applying to Rural Residential Zone].	Oppose	Allow in part	Support the 2000m2 discretionary standard but it is considered that a controlled minimum lot size of 3000m2 in the RRZ better reflects actual land use and rural residential amenity than the current 4000m2 lot size proposed.
FS289.12	Tristan Simpkin	S174.004	Subdivision	SUB-S1	Retain the proposed standard for Rural Residential, which has a minimum lot size of 2000m2.	Support	Allow	2000m2 minimum lot size as a discretionary activity in the RRZ is considered appropriate given it is the minimum size that provides for on-site servicing and rural residential amenity.

FS289.13	Ngā Tai Ora - Public Health Northland	S516.058	Subdivision	SUB-S4	<p>Amend the relationship of the District Plan to the Environmental Engineering Standards to:</p> <p>(a) Ensure the District Plan requires the delivery of infrastructure in a manner that achieves sustainable, safe and efficient provision of infrastructure.</p> <p>(b) Ensure referencing of the Environmental Engineering Standards in the District Plan is appropriate and results in clear and measurable rules.</p> <p>(c) Cross-referencing to Environmental Engineering Standards is consistent across all chapters.</p>	Oppose	Disallow in part	While provisions can be applied in the plan to ensure suitable servicing is provided, it is not appropriate to specifically refer to any engineering standards that the Council has by way of a specific objective, policy or rule.
FS289.14	Haigh Workman Limited	S215.033	Subdivision	SUB-S4	Amend SUB- S4 to delete (2)	Support	Allow	The Engineering Standards should not be referred to in any objective, policy, or rule in the Plan. Minimum engineering requirements should be set as rules, with any Standard adopted by the Council possibly referred to as a means of compliance with the rule.
FS289.15	Fire and Emergency New Zealand	S512.035	Subdivision	SUB-S3	retain SUB-S3	Oppose	Disallow	As per the Kaipara District Councils experience, reference to compliance with this specific standard is not appropriate in a District Plan where the Standard cannot be read as a rule.
FS289.16	Spark New Zealand Trading Limited and Vodafone New Zealand Limited	S517.003	Subdivision	SUB-S6	<p>Amend Standard SUB-S6 to apply to all zones as follows:</p> <p>Connections shall be provided at the boundary of the site area of the allotment for:</p> <p>1. telecommunications</p> <p>i. Fibre where it is available; or</p> <p>ii. Copper where fibre is not available Where fibre is not available</p>	Oppose	Disallow	There is no reason to require telecommunication connections for subdivisions where there are now multiple options available for services. These provisions are not considered necessary.

Mobile/Wireless. which includes satellite: or

iii. Where fibre or mobile/wireless connectivity is not available copper VDSL is minimum connection standard: and

iv. The applicant shall provide with any subdivision consent application of written confirmation from a telecommunication network operator confirming that connection: and

V. At the time of subdivision. sufficient land for telecommunications. transformers and any associated ancillary services must be set aside. For a subdivision that creates more than 15 lots, proof of consultation with the telecommunications network utility operators may will be required.

2. Electricity supply through the local electricity distribution network.

Note: This standard does not apply to allotments for a utility, road, reserve or for access purposes.

FS289.17	Northland Regional Council	S359.043	Earthworks	Objectives	Amend provisions to avoid duplicating regional council functions where possible.	Support	Allow	There should be no overlap between NRC and FNDC functions as it relates to earthworks.
FS289.18	Northland Regional Council	S359.044	Earthworks	Policies	Amend provisions to avoid duplicating regional council functions where possible.	Support	Allow	There should be no overlap between NRC and FNDC functions and Plan rules relating to earthworks

FS289.19	Summit Forests New Zealand Limited	S148.038	Earthworks	Rules	Delete any Matters of Discretion that exceed the Council's functions under the RMA.	Support	Allow	The District Plan rules should not overlap or replicate current rules specified in Regional Plans and/or NES / NPS docs. The role of FNDC as it relates to earthworks should be clearly defined so as to avoid any duplication.
FS289.20	Northland Regional Council	S359.043	Earthworks	Objectives	Amend provisions to avoid duplicating regional council functions where possible.	Support	Allow	There should be no overlap or duplication of rules regarding earthworks between regional and district plans. The provisions under the Earthworks Chapter should be amended to reflect this inclusive of an explanation in the Chapter Introduction as to differing rules and roles of the FNDC and NRC
FS289.21	Northland Regional Council	S359.044	Earthworks	Policies	Amend provisions to avoid duplicating regional council functions where possible.	Support	Allow	There should be no overlap or duplication of rules regarding earthworks between regional and district plans. The provisions under the Earthworks Chapter should be amended to reflect this inclusive of an explanation in the Chapter Introduction as to differing rules and roles of the FNDC and NRC
FS289.22	Summit Forests New Zealand Limited	S148.038	Earthworks	Rules	Delete any Matters of Discretion that exceed the Council's functions under the RMA.	Support	Allow	There should be no overlap or duplication of rules regarding earthworks between regional and district plans. The provisions under the Earthworks Chapter should be amended to reflect this inclusive of an explanation in the Chapter Introduction as to differing rules and roles of the FNDC and NRC
FS289.23	Northland Regional Council	S359.045	Earthworks	Rules	Amend provisions to avoid duplicating regional council functions where possible.	Support	Allow	There should be no overlap or duplication of rules regarding earthworks between regional and district plans. The provisions under the Earthworks Chapter should be amended to reflect this inclusive of an explanation in the Chapter Introduction as to differing rules and roles of the FNDC and NRC