

Public Notice

Proposed Plan Variation 1 (Minor Corrections and Other Matters) to the Proposed Far North District Plan

Clause 5 of Schedule 1 of the Resource Management Act 1991

Far North District Council invites submissions on Plan Variation 1 from 14 October 2024. The period for lodging submissions is open until 12 November 2024.

The District Plan is the Council's key statutory planning document prepared in accordance with the Resource Management Act 1991. It controls where activities can take place and how land can be used, developed and subdivided. The Proposed Far North District Plan is intended to replace the current Operative Far North District Plan.

The Far North District Council has prepared Proposed Plan Variation 1 (Minor Corrections and Other Matters) to the Proposed District Plan. Proposed Plan Variation 1 is proposed to make minor amendments to correct identified errors and amend provisions that are having unintended consequences, to remove ambiguity and improve clarity and workability of provisions.

How to view Proposed Plan Variation 1

Proposed Plan Variation 1 is in a digital ePlan format and is available with supporting information at pdp.fndc.govt.nz.

Copies of the Proposed Plan Variation 1, selected maps and the section 32 report can also be inspected from 8am – 5pm Monday to Friday at three Far North District Council service centres. They are:

Kaikohe, Head Office	5 Memorial Drive.
Kaitiāia	Te Ahu, Corner Matthews Avenue and South Road.
Kerikeri	Kerikeri, John Butler Centre, 60 Kerikeri Road.

Proposed Plan Variation 1 addresses mapping and zoning corrections in the Proposed District Plan. Key changes include:

Mapping changes

- Adding the Coastal Flood Hazard Layers to certain areas that were inadvertently omitted from the notified Proposed District Plan (Te Werahi Beach, Kokota, Rangaunu Harbour and surrounding areas, Karikari Peninsula, Ngāruī-o-te-Marangai Beach, areas of Te Puna Inlet, Kerikeri Inlet, east of Cape Brett to Owhai Bay, Rangiora to Motukaraka Point, Rāwene, Waima River and Waipoua River).
- Correcting GIS maps where some private properties were incorrectly zoned as Natural Open Space or have other identified GIS errors related to the Natural Open Space zone.
- Rezoning four private properties to General Residential that were incorrectly included within the Kawakawa 'Hospital zone'.
- Rezoning five properties held as part of the Kaitiāia Airport to 'Airport zone'.
- Rezoning four properties to 'Kororāreka Russell Township' at the top of Gould Street, Russell, which were zoned General Residential in error.

Proposed Changes to Rules

- Include the Kohukohu Heritage Area in the activity status table for rule HA-R9, which relates to new buildings/structures within Heritage Area Overlays. The Kohukohu Heritage Area was accidentally omitted from this rule within the PDP.
- Remove the catchall rule for heritage areas (Rule HA-R11) due to unintended consequences. This rule requires resource consent for various activities that were not intended to be regulated.
- Insert the correct rule wording for rule QR-R8, which relates to bush protection, and weed and pest control within the Quail Ridge zone. The wording of this rule was duplicated from another Quail Ridge rule in error and is not fit for purpose.
- Amend the wording of notable tree rule NT-R8, which relates to the removal or relocation of a notable tree, so that it does not undermine the permitted rule NT-R3, which relates to the removal or pruning of an unsafe or dead notable tree. NT-R3 should be the exception to NT-R8.
- Amend the Heavy Industrial Zone, Horticulture Processing Facilities Zone, and Māori Purpose Zone – Rural so that the exclusion for decks in relation to the setback rule is a maximum of 1m in height, not 0.5m. This will ensure consistency with other rural and industrial zones as notified.
- Amend the wording of new buildings and structures rules within zones covered by the Airport protection surfaces overlay to ensure the airport protection surface limitations apply in relevant zones, and to ensure that buildings on land surrounding airports are built to a height that they do not penetrate the airport protection surfaces.

Further information associated with Plan Variation 1 can be viewed online at pdp.fndc.govt.nz and at the specified service centres. Anyone

who has been identified as being directly affected by proposed zoning changes or coastal flood hazard overlays will also receive a targeted letter.

Making a submission on Plan Variation 1

Anyone can make a submission on Proposed Plan Variation 1, but, if they could gain an advantage in trade competition through the submission, they may do so only if they are directly adversely affected by the proposal in a way that does not relate to trade competition or the effects of trade competition.

Submissions may be made using one of the following options:

- Make an online submission via the online submission tool available at: pdp.fndc.govt.nz
- Download a PDF of the submission form at pdp.fndc.govt.nz or pick up a hard copy submission form from the following council offices:
 - Kaikohe**, Head Office, 5 Memorial Drive.
 - Kaitiāia**, Te Ahu, Corner Matthews Avenue and South Road.
 - Kerikeri**, John Butler Centre 60 Kerikeri Road.
- Email a copy of your submission form to: pdp@fndc.govt.nz
- Post your submission form to:
 - Alicia-Kate Taihia, Proposed District Plan Planning and Policy
 - Far North District Council
 - Private Bag 752
 - Kaikohe 0440
- Deliver your hard copy submission form to any Far North District Council office or library, from 8am – 5pm Monday to Friday.

Written submissions must be submitted on the council submission form, or on the prescribed form being Form 5 of the Resource Management (Forms, Fees and Procedures) Regulations 2003.

Guidance for making a submission using the online submission tool is available at pdp.fndc.govt.nz.

Your submission must be related to the changes proposed as part of Proposed Plan Variation 1 and must state whether you want to present your submission at a Council hearing on Proposed Plan Variation 1.

Submissions close on 12 November 2024

Next Steps

The process for public participation in the consideration of the proposal under the Resource Management Act 1991 is as follows:

- After the closing date for submissions, Far North District Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary, and where the summary and submissions can be inspected; and
- There must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
 - Any person representing a relevant aspect of the public interest.
 - Any person who has an interest in the proposal greater than the general public has.
 - The local authority itself.
- If a person making a submission asks to be heard in support of his or her submission, a hearing must be held.
- Far North District Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision and serve it on every person who made a submission at the same time.
- Any person who has made a submission has the right to appeal against the decision on the proposal to the Environment Court if:
 - In relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal.
 - In the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

For more information go to pdp.fndc.govt.nz or email pdp@fndc.govt.nz or phone 0800 920 029 and ask for the District Plan Team.

Roger Ackers

Group Manager Planning and Policy, Far North District Council

Date: 14 October 2024