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## Submission on Proposed Far North District Plan

### Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Far North District Council - District Planning

Date received: 21/10/2022

This is a submission on the following proposed plan (the **proposal**): Proposed Far North District Plan

**Address for service:**

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New Zealand  
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**I wish to be heard:** Yes

**I am willing to present a joint case:** No

Could you gain an advantage in trade competition in making this submission?

- No

Are you 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 effects of trade competition

- No

## Submission points

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Point 101.1 **S350.001**

**Section:** Coastal environment

**Sub-section:** Standards

**Provision:**

CE-S1	Maximum height	
Coastal environment	1. The maximum height of any new building or structure above ground level is 5m and must not exceed the height of the nearest ridgeline, headland or peninsula.	<b>Where the standard is not met, matters of discretion are restricted to: Not applicable</b>

2. Any extension to a building or structure must not exceed the height of the existing building above ground level or exceed the height of the nearest ridgeline, headland or peninsula.

**This standard does not apply to:**

- i. The Orongo Bay zone

**Sentiment:** Oppose

**Submission:**

Opito Bay is a well established built environment with no undeveloped sites. A number of the dwellings are built to the maximum height currently permitted. Many are located on the ridgelines and beach frontage, highly visible from a wide visual catchment. For this reason the proposed restrictions on development are unreasonable and will not mitigate any effects that are not already existing.

**Relief sought**

Delete the rule or establish more appropriate thresholds that are more fitting with the development. ie: do not apply a blanket approach to properties in the coastal environment. I wish to reserve the right to comment further on any new provision Council may introduce as a result of this submission point.