



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: 18/10/2022

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

Address for service:

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I wish to be heard: No

I am willing to present a joint case: No

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

- **Yes**

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

- **Yes**

Submission points

Point 37.1 **S172.001**

Section: Rural residential

Sub-section: Rules

Provision:

RRZ-R1 **New buildings or structures, and extensions or alterations to existing buildings or structures**

Sentiment: Support

Submission:

We are in support of RRZ-R1 RRZ-R10, as the rules promote positive outcomes for the proposed zone.

Relief sought

N/A.

Point 37.2 **S172.002,**
S172.003

Section: Rural residential

Sub-section: Standards

Provision:

RRZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Rural Residential zone	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 3m from all site boundaries, except:</p> <ol style="list-style-type: none">no building is erected within 12m of any road boundary with Kerikeri Road on properties with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive;minimum building setback from the boundary of any Rural Production zone is at least 10m, and from any boundary with the mineral extraction overlay the setback is at least 20m. <p>This standard does not apply to:</p> <ol style="list-style-type: none">fences or walls no more than 2m in height above ground level;uncovered decks less than 1m in height above ground level;underground wastewater infrastructure;water tanks less than 2.7m in height above ground level.	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none">the character and amenity of the surrounding area;screening, planting and landscaping on the site;the design and siting of the building or structure with respect to privacy and shading;natural hazard mitigation and site constraints;the effectiveness of the proposed method for controlling stormwater;the safety and efficiency of the current or future access, egress on site and the roading network; andthe impacts on existing and planned public walkways, reserves and esplanades.

Sentiment: Support in Part

Submission:

We support RRZ-S1 to RRZ-S5, with the exclusion of RRZ-S3, for which we propose requires clarification within the activity status regarding the activity listing.

It is noted that setbacks resulting in more adverse effects should be listed as Discretionary.

Where the effects are less than minor, and the setback infringement small in scale, the activity should be Restricted Discretionary.

We believe it would be beneficial to provide greater direction in this regard.

Relief sought

Provide greater direction in the form of classifying effects as Restricted Discretionary or Discretionary, rather than a blanket Restricted Discretionary approach.

Point 37.3 **S172.004**

Section: Subdivision

Sub-section: Objectives

Provision:

SUB-O3 [Infrastructure](#) is planned to service the proposed [subdivision](#) and development where:

- a. there is existing [infrastructure](#) connection, [infrastructure](#) should provided in an integrated, efficient, coordinated and future-proofed manner at the time of [subdivision](#); and
- b. where no existing connection is available [infrastructure](#) should be planned and consideration be given to connections with the wider [infrastructure](#) network.

Sentiment: Support

Submission:

We support this standard, noting the importance of a planned infrastructure network.

Relief sought

N/A

Point 37.4 **S172.005**

Section: Subdivision

Sub-section: Rules

Provision:

SUB-R3 **Subdivision of land to create a new allotment**

Sentiment: Support

Submission:

We support SUB-S3, specifically CON-1 and Con-2 regarding the Rural Residential zone as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.5 **S172.006**

Section: Subdivision

Sub-section: Rules

Provision:

SUB-R4 **Subdivision that creates a private accessway**

Sentiment: Support

Submission:

We support SUB-R4, specifically CON-1 and Con-2 as the rules will help to achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.6 S172.007

Section: Subdivision

Sub-section: Standards

Provision:

General Residential zone [Allotments](#) created must be able to accommodate a square [building](#) envelope of the minimum dimensions specified below. which does not encroach into the permitted activity [boundary setbacks](#) for the relevant zones, or into an area that does not allow a [building](#) to be located.

Kororāreka Russell Township zone	Zone	Minimum dimensions
Settlement zone	Kororāreka Russell Township, Settlement	14m x 14m
Rural Production zone	Rural Production, Horticulture, Rural Lifestyle, Rural Residential	30m x 30m
Horticulture zone		
Rural Lifestyle zone		
Rural Residential zone		

Matters of discretion are restricted to:

- a. [allotment](#) area and dimensions for intended purpose or land use, having regard to the relevant zone standards and any District wide rules for land uses;
- b. [allotment](#) sizes and dimensions are sufficient for operational and maintenance requirements;
- c. compatibility with the pattern of the surrounding [subdivision](#), land use activities, and access arrangements;
- d. any physical constraints; and
- e. whether a suitable alternative [building](#) platform can be provided.

Sentiment: Support

Submission:

We support SUB-R2, specifically the minimum dimensions required within the Rural Residential zone as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.7 S172.008

Section: Subdivision

Sub-section: Standards

Provision:

SUB-S1 Minimum allotment sizes

Sentiment: Support

Submission:

We support this standard RRZ-S1, specifically, the allotment sizes proposed for the Rural Residential zone. The proposed lot sizes represent an appropriate transition between the Urban and Rural Zones, regarding a transition between urban and rural density and land use effects.

Relief sought

N/A

Point 37.8 **S172.009**

Section: Subdivision

Sub-section: Standards

Provision:

SUB-S3 Water supply

Sentiment: Support

Submission:

We support SUB-S3, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.9 **S172.010**

Section: Subdivision

Sub-section: Standards

Provision:

SUB-S5 Wastewater disposal

Sentiment: Support

Submission:

We support SUB-S5, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.10 **S172.011**

Section: Subdivision

Sub-section: Standards

Provision:

SUB-S8 Esplanades

Sentiment: Support

Submission:

We support SUB-S8, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.11 **S172.012**

Section: Subdivision

Sub-section: Standards

Provision:

SUB-S7 Easements for any purpose

Sentiment: Support

Submission:

We support SUB-S7, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.12 **S172.13**

Section: Earthworks

Sub-section: Standards

Provision:

All zones, except Moturoa Island, The following maximum volumes and area thresholds for all **earthworks** undertaken on a **site** within a single calendar year: **Where the standard is not met, matters of discretion are restricted to:**

Zone	Volume (m³)	Area (m²)
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Orongo Bay

General Residential , Mixed Use, Light Industrial, Heavy Industrial, Hospital, Horticulture Processing Facility, Carrington, Kororāreka Russell Township, Hospital, Māori Purpose - Urban	200	2,500
Conservation, Open Space, Sport and Recreation, Rural Residential, Settlement, Quail Ridge, Airport	300	2,500
Rural Lifestyle	1000	2,500
Rural Production, Horticulture, Kauri Cliffs, Ngawha Innovation Park, Māori Purpose - Rural	5000	2,500

- a. the location, scale and volume;
- b. depth and [height](#) of cut and fill;
- c. the nature of filling material and whether it is compacted;
- d. the extent of exposed surfaces or stockpiling of fill;
- e. erosion, [dust](#) and sediment controls;
- f. the risks of [natural hazards](#), particularly flood events;
- g. [stormwater](#) controls;
- h. flood storage, [overland flow paths](#) and drainage patterns;
- i. impacts on natural coastal processes;
- j. the stability of [land](#), [buildings](#) and [infrastructure](#);
- k. natural character, landscape, [historic heritage](#), spiritual and cultural values;
- l. the life-supporting capacity of soils;
- m. the extent of indigenous vegetation clearance and its [effect](#) on biodiversity;
- n. impact on any outstanding natural character, outstanding natural landscapes and outstanding natural features;
- o. riparian margins;
- p. the location and use of [infrastructure](#);
- q. temporary or permanent nature of any adverse [effect](#);
- r. traffic and [noise effects](#);
- s. time of year [earthworks](#) will be carried out and duration of the activity; and
- t. impact on visual and [amenity values](#).

Sentiment: Support

Submission:

We support EW-S1, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.13 S172.014**Section:** Earthworks**Sub-section:** Standards**Provision:****All zones**

The maximum depth of any cut or height of any fill shall not exceed:

- i. 1.5m, i.e. maximum permitted cut and fill height may be 3m; or
- ii. 3m subject to it being retained by a engineered retaining wall, which has had a building consent issued.

Where the standard is not met, matters of discretion are restricted to:

- a. the location, scale and volume;
- b. depth and [height](#) of cut and fill;
- c. the extent of exposed surfaces or stockpiling of fill;
- d. the risks of [natural hazards](#), particularly flood events;

- e. [stormwater](#) controls;
- f. flood storage, [overland flow paths](#) and drainage patterns;
- g. impacts on natural coastal processes;
- h. the stability of [land](#), [buildings](#) and [infrastructure](#);
- i. natural character, landscape, [historic heritage](#), spiritual and cultural values;
- j. the life-supporting capacity of soils;
- k. the extent of indigenous vegetation clearance and its [effect](#) on biodiversity;
- l. impact on any outstanding natural character, outstanding natural landscapes and outstanding natural features;
- m. riparian margins;
- n. the location and use of [infrastructure](#);
- o. temporary or permanent nature of any adverse [effect](#);
- p. traffic and [noise effects](#);
- q. time of year [earthworks](#) will be carried out and duration of the activity; and
- r. impact on visual and [amenity values](#).

Sentiment: Support in Part

Submission:

We support this standard in principal, however the wording of the EW-S2 (ii) restricts the potential for retaining structures to be addressed at land use consent stage, which often precedes building consent stage. Therefore, we propose a slight rewording of EW-S2(ii).

Relief sought

We propose the following rewording, to enable the infringement to be addressed concurrently with land use consent, in the applicable situations.

- i. *3m subject to it being retained by a engineered retaining wall, approved during building consent or land use consent stage.*

Point 37.14 **S172.015**

Section: Earthworks

Sub-section: Standards

Provision:

All zones [Earthworks](#) must be [setback](#) by the following minimum distances:

- i. [earthworks](#) supported by engineered retaining walls - 1.5m from a [site boundary](#);
- ii. [earthworks](#) not supported by engineered retaining walls - 3m from a [site boundary](#);
- iii. [earthworks](#) must be [setback](#) by a minimum distance of 10m from coastal marine area.

Note: [setbacks](#) from [waterbodies](#) is managed by the Natural Character chapter.

Where the standard is not met, matters of discretion are restricted to:

- a. the location, scale and volume;
- b. depth and [height](#) of cut and fill;
- c. the nature of filling material and whether it is compacted;
- d. the extent of exposed surfaces or stockpiling of fill;
- e. erosion, [dust](#) and sediment controls;
- f. [stormwater](#) controls;
- g. the stability of [land](#), [buildings](#) and [infrastructure](#);

- h. the life-supporting capacity of soils;
- i. temporary or permanent nature of any adverse [effect](#);
- j. traffic and [noise effects](#)
- k. time of year [earthworks](#) will be carried out and duration of the activity;
- l. natural character, landscape, [historic heritage](#), spiritual and cultural values; and
- m. impact on visual and [amenity values](#).

Sentiment: Support in Part

Submission:

We support EW-S6, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.15 **S172.016**

Section: Transport

Sub-section: Standards

Provision:

TRAN-S1 **Requirements for parking**

Sentiment: Support

Submission:

We support TRAN-S1, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.16 **S172.017**

Section: Transport

Sub-section: Standards

Provision:

TRAN-S2 **Requirements for vehicle crossings**

Sentiment: Support

Submission:

We support TRAN-S2, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.17 **S172.018**

Section: Transport

Sub-section: Standards

Provision:

TRAN-S4 Requirements for road design

Sentiment: Support

Submission:

We support TRAN-S4, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.18 **S172.019,**
S172.020

Section: Transport

Sentiment: Support

Submission:

We support the general standards and rules within the Transport chapter, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.19 **S172.021**

Section: Transport

Sub-section: TRAN-Table 5 - Parking and manoeuvring dimensions

Provision:

All zones

TRAN-Figure 1 - Manoeuvring and parking space dimensions

Parking Angle	Width of Parking Space	Kerb Overhang	Depth of Parking Space	Manoeuvring Spaces	Total Depth One Row	Total Depth Two Rows
90° Regular Users ⁽¹⁾	2.4 ⁽²⁾	1.0	4.9	7.1	12.9	16.9
	2.5	1.0	4.9	6.7	11.6	16.5
	2.6	1.0	4.9	6.3	11.2	16.1
	2.7	1.0	4.9	5.9	10.8	15.7
	≥2.75	1.0	4.9	5.9	10.8	15.7
90° Casual Users ⁽¹⁾	2.5	1.0	4.9	8.1	13.0	17.9
	2.6	1.0	4.9	7.1	12.0	16.9
	2.7	1.0	4.9	6.7	11.6	16.5
	≥2.75	1.0	4.9	6.6	11.6	16.4
	75°	2.4 ⁽²⁾	1.0	5.2	6.5	11.7
2.5		1.0	5.2	6.0	11.2	16.4
2.6		1.0	5.2	5.7	10.9	16.1

	2.7 ≥2.75	1.0 1.0	5.2 5.2	5.0 4.3	10.2 9.5	15.4 14.7
60°	2.4 ⁽²⁾ 2.5 2.6 2.7 ≥2.75	1.0 1.0 1.0 1.0 1.0	5.2 5.2 5.2 5.2 5.2	4.6 4.1 3.5 3.3 3.2	9.8 9.3 8.7 8.5 8.4	15.0 14.5 13.9 13.7 13.6
45°	2.4 ⁽²⁾ 2.5 2.6 2.7 ≥2.7	0.8 0.8 0.8 0.8 0.8	4.9 4.9 4.9 4.9 4.9	2.9 2.7 2.5 2.4 2.3	7.8 7.6 7.4 7.3 7.2	12.7 12.5 12.3 12.2 12.1
30°	2.4 ⁽²⁾ 2.5 2.6 2.7 ≥2.75	0.6 0.6 0.6 0.6 0.6	4.0 4.0 4.0 4.0 4.0	2.4 2.4 2.4 2.3 2.3	6.4 6.4 6.4 6.3 6.3	10.4 10.4 10.4 10.3 10.3
Parallel	5.9 6.1 6.3	0.4 0.4 0.4	2.5 2.5 2.5	3.6 3.3 3.0	6.1 5.8 5.5	8.6 8.3 8.0

1. Regular users are people whose regular use gives them a familiarity with the [building](#) that permits smaller safe clearances between vehicles and parts of [buildings](#).
2. Casual users are people (usually short-term visitors) who would not be familiar with the [building](#) layout.
3. Stall widths of 2.4m should generally only be used where users are familiar with the car park. This stall width does not meet the requirements of the **Building Code** for Casual Users.

Notes:

- i. Minimum aisle widths are 3.6m for a one-way aisle, and 5.5m for a two-way aisle. Where an aisle serves more than 50 spaces, it should be designed as a circulation route in which case the minimum width for a two-way aisle increases to 6.5m. Note that the **Building Code** requires an extra 0.8m width where pedestrians use a vehicle circulation route.
- ii. Stall widths shall be increased by 0.3m where they abut obstructions such as columns or walls.
- iii. All overhang areas shall be kept clear of objects greater than 150mm in [height](#).
- iv. Where parallel end spaces have direct access through the end of the stall the length of the stall may be reduced to 5.4m.
- v. One-way traffic is assumed for angle spaces.
- vi. Car park [height](#) shall be at least 2.3m over the full area of the space, except where special provision is made to divert over [height](#) vehicles, in which case the minimum [height](#) may be reduced to 2.1m.
- vii. Note that the **Building Code** may require car park spaces to be provided for people with disabilities. Details of the requirements for these spaces may be found in NZS 4121.
- viii. Linear interpolation is permitted for stall width, parking angle and aisle width.
- ix. Car park spaces that comply with the preferred design envelope shown below are deemed to comply with the dimensions above.

Sentiment: Support

Submission:

We support TRAN-Figure1, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

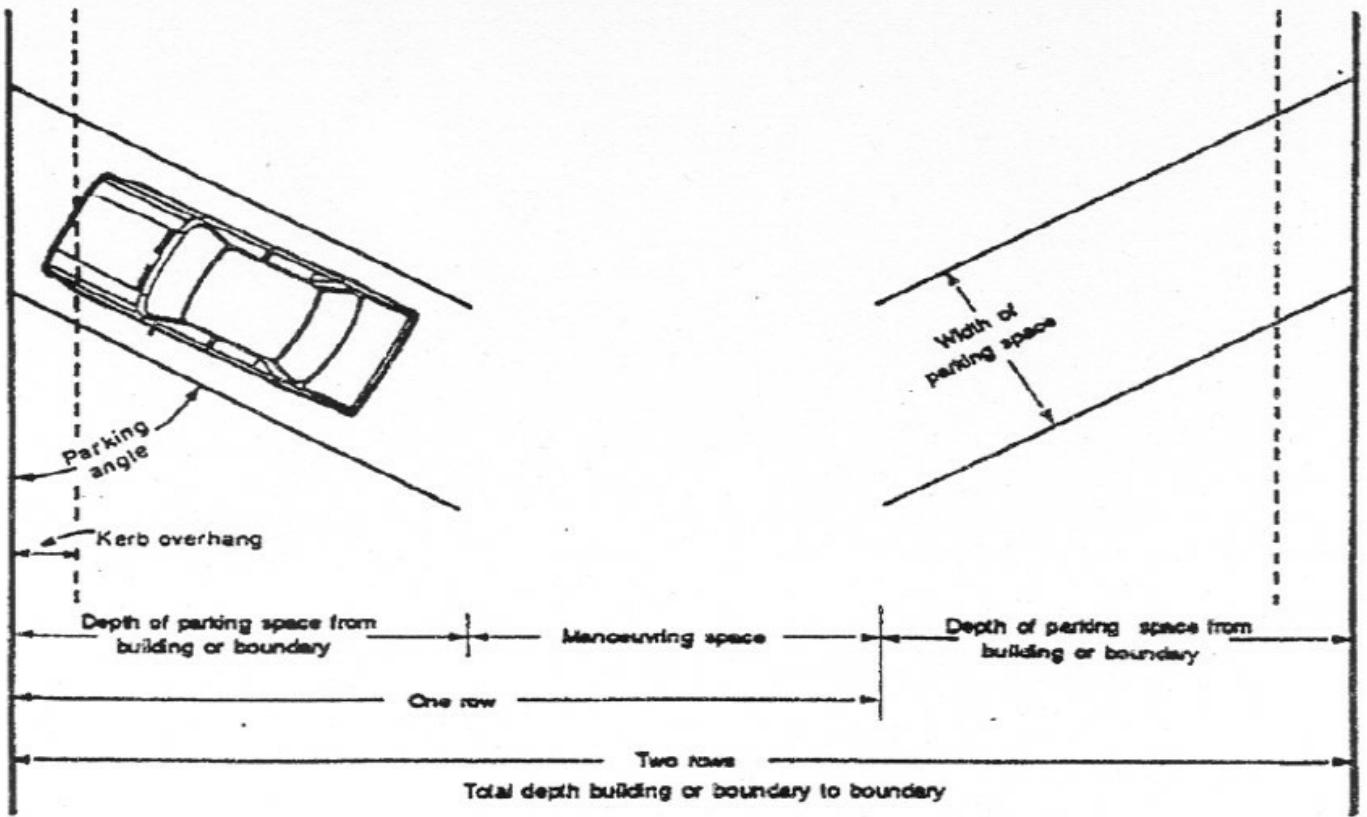
Point 37.20 **S172.022**

Section: Transport

Sub-section: TRAN-Table 5 - Parking and manoeuvring dimensions

Provision:

All TRAN-Figure 2 - Parking dimensions zones



Sentiment: Support

Submission:

We support TRAN-Figure2, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.21 **S172.023**

Section: Transport

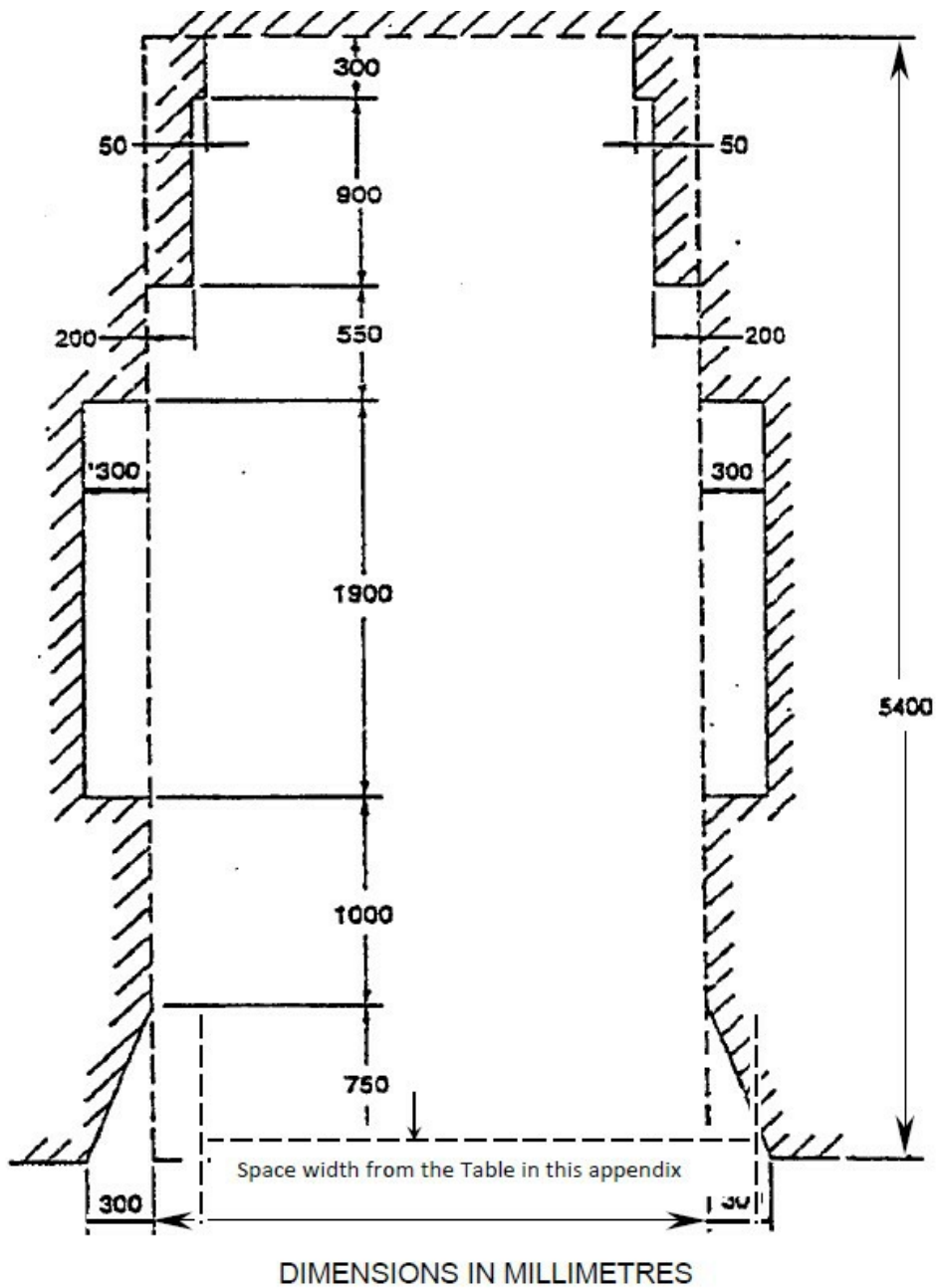
Sub-section: TRAN-Table 5 - Parking and manoeuvring dimensions

Provision:

All zones

TRAN-Figure 3 - Preferred design envelope around parked vehicles to be kept clear of columns, walls and obstructions

Closed end of space



Note: The preferred design envelope provides for structural elements to be clear of all four side doors whereas the standard provides for the opening of the front door only.

Sentiment: Support

Submission:

We support TRAN-Figure 3, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.22 **S172.024**

Section: Transport

Sub-section: TRAN-Table 6 - Maximum number of vehicle crossings per site

Provision:

Site frontage (m)	Low volume	Access	Secondary collector	Primary collector	Arterial
0 - 16	1	1	1	1	1
17 - 60	2	2	1	1	1
61 - 100	3	3	2	1	1
> 100	3	3	3	2	1

Sentiment: Support

Submission:

We support TRAN-Table 6, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.23 **S172.025**

Section: Subdivision

Sub-section: Policies

Provision:

SUB-P3 Provide for [subdivision](#) where it results in [allotments](#) that:

- a. are consistent with the purpose, characteristics and qualities of the zone;
- b. comply with the minimum [allotment](#) sizes for each zone;
- c. have an adequate size and appropriate shape to contain a [building](#) platform; and
- d. have legal and physical access.

Sentiment: Support

Submission:

We support SUB-P3, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.24 **S172.026**

Section: Subdivision

Sub-section: Standards

Provision:

SUB-S3 **Water supply**

Sentiment: Support

Submission:

We support SUB-S3, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.25 **S172.027, S172.030, S172.031**

Section: Rural residential

Sub-section: Policies

Sentiment: Support

Submission:

We support RRZ-01 - RRZ-03, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.26 **S172.028, S172.032 to S172.035**

Section: Rural residential

Sub-section: Rules

Sentiment: Support

Submission:

We support RRZ-P1 to P5, as it will achieve positive outcomes for the proposed zone.

Relief sought

N/A

Point 37.27 **S172.029**

Section: Rural residential

Sub-section: Rules

Sentiment: Support

Submission:

We support the general rules of RRZ-S1 to RRZ-S5, as they will achieve positive outcomes for the proposed zone.

Relief sought

N/A