

18 November 2024

Hearings Panel  
Far North Proposed District Plan  
Far North District Council  
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Kaikohe 0440  
By email to: [pdp@fndc.govt.nz](mailto:pdp@fndc.govt.nz) [alicia-kate.taihia@fndc.govt.nz](mailto:alicia-kate.taihia@fndc.govt.nz)

Dear Commissioners,

### **Proposed Far North District Plan – Hearing 9 – Rural, Horticulture & Horticulture Processing**

Ventia is one of the largest essential infrastructure services providers in New Zealand. Ventia operates across a broad range of industry segments, including defence, social infrastructure, water, electricity and gas, environmental services resources, telecommunications and transport.

Ventia currently operates a quarry along Puketona Road, Paihia. Puketona Quarry is the largest quarry in the Far North District and is of major importance as a source of aggregate products, including roading material, due to its accessibility in terms of the roading network.

With access direct on to State Highway 11 some 2.5 kilometres east of its junction with State Highway 10 it is well located to serve growth in both the Bay of Islands area and the remainder of the Far North District.

Ventia made a submission on the Proposed Far North District Plan (PDP) on 21 October 2022<sup>1</sup>. One of Ventia's submission points on the PDP has been allocated to Hearing 9<sup>2</sup> albeit it relates to all the zones subject to the Hearing.

Ventia's submission sought protection for new and existing quarrying and mining activities from new sensitive activities through the promotion of a rule commensurate with RPROZ-S7 to control the setback from boundaries of a Mineral Extraction zone for sensitive activities in all underlying zones.

Ventia supports the Reporting Officer's analysis and recommendations contained within the following Section 42A Reports to 'accept' retaining and adding a Standard requiring "Sensitive activities setback from boundaries of a Mineral Extraction Zone":

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<sup>1</sup> Submission 424

<sup>2</sup> Submission point 424.011

- Rural Production zone (retain Standard)<sup>3</sup>;
- Rural Lifestyle zone (add Standard and reference the Standard in RLZ-R1)<sup>4</sup>;
- Rural residential zone (add Standard and reference the Standard in RRZ-R1)<sup>5</sup>; and
- Horticulture zone (add Standard and reference the Standard in HZ-R1)<sup>6</sup>

Ventia accepts the Reporting Officer’s analysis and recommendations to ‘reject’ the addition of a Standard requiring “Sensitive activities setback from boundaries of a Mineral Extraction Zone” in the following zones:

- Settlement; and
- Horticulture Processing Facilities.

Ventia accepts that the Settlement and Horticulture Processing Facilities zones do not, or are unlikely to, abut the Mineral Extraction zone in the future. As such it is not necessary to provide protection in the form of setback controls for sensitive activities within these zones.

I can confirm that Ventia will not be filing evidence for Hearing 9 at this stage and does not wish to be heard at the hearing. I am available to answer any questions from the Hearing Panel either in writing or via videoconference if required.

Yours faithfully



Andrew McPhee  
Director | Consultant Planner

**Bay of Islands Planning (2022) Ltd**

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<sup>3</sup> Paragraphs 709 and 712 Section 42A Report - Rural Wide Issues and the Rural Production Zone

<sup>4</sup> Paragraphs 162 and 172 Section 42A Report - Rural Lifestyle Zone

<sup>5</sup> Paragraphs 140 and 148 Section 42A Report - Rural Residential Zone

<sup>6</sup> Paragraphs 162 and 168 Section 42A Report – Horticulture Zone