



## 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:** 03/10/2022

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?

- 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

### Point 25.1

**Section:** Rural production

**Sub-section:** Rules

**Provision:**

Rural  
Production  
zone

**Activity status:** Permitted

**Where:**

**Activity status where compliance not achieved with PER-2:** Restricted Discretionary

## PER-1

The new [building](#) or [structure](#), or extension or alteration to an existing [building](#) or [structure](#), will accommodate a permitted activity.

## PER-2

The new [building](#) or [structure](#), or extension or alteration to an existing [building](#) or [structure](#) complies with standards:

[RPROZ-S1](#) Maximum [height](#);

[RPROZ-S2](#) [Height in relation to boundary](#);

[RPROZ-S3](#) [Setback](#) (excluding from [MHWS](#) or [wetland, lake and river margins](#))

[RPROZ-S4](#) [Setback](#) from [MHWS](#)  
[RPROZ-S5](#) [Building](#) or [structure](#) coverage);

[RPROZ-S6](#) [Buildings](#) or [structures](#) used to house, milk or feed stock (excluding [buildings](#) or [structures](#) used for an [intensive indoor primary production](#) activity));

[RPROZ-S7](#) [Sensitive activities setback](#) from boundaries of a Mineral extraction overlay

**Matters of discretion are restricted to:**

- a. the matters of discretion of any infringed standard

**Activity status where compliance not achieved with PER-1:**

**Discretionary**

**Sentiment:** Support in Part

### **Submission:**

The removal of the provision for 3m offset from sections under 5000sqm creates a large amount of parcels of land that have been created assuming a 3m setback to create a building platform. This affects 26% of parcels in the rural environment based on Section 32 Rural Environment Appendix Table 37.

The removal of this rule creates additional resource consent requirements for someone who simply wants to add a shed, greenhouse, office or a building consent exempt structure to a parcel that has been created under the previous plan under 5000sqm rules. It also will lead to under utilisation of smaller land parcels, when the plan states it is important to protect this finite resource from inappropriate land use and subdivision to ensure it can be used for its primary purpose.

Habitable dwellings adjacent to boundaries have a potential for reverse sensitivity which I assume is the main aim of this rule. With other structures the effect is negligible.

I think that by limiting the setback of dwellings to 10m, for sections under 5000sqm the effects of horticultural or rural activities is addressed. All other structures should be able to be built up to 3m setback as per previous plan to avoid unnecessary costs incurred for building and under utilisation of land.

The subdivision rules prevent the creation of any more sections where this rule applies going forward, some transition is necessary or 26% of parcels will have significant under utilisation effects.

**Relief sought**      **S37.001**

Apply to 10m setback rule to dwellings.

Apply 3m setback rule for all other structures for sections under 5000sqm.

Consider 3m setback rule for all other structures for sections over 5000sqm.

**Point 25.2**

**Section:** Horticulture

**Sub-section:** Rules

**Provision:**

<b>Horticulture zone</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved with PER-2: Restricted Discretionary</b>
	<b>Where:</b>	
	<b>PER-1</b>	
	The new <a href="#">building</a> or <a href="#">structure</a> , or extension or alteration to an existing <a href="#">building</a> or <a href="#">structure</a> , will accommodate a permitted activity.	a. the matters of discretion of any infringed standard
	<b>PER-2</b>	<b>Activity status where compliance not achieved with PER-1: Discretionary</b>
	The new <a href="#">building</a> or <a href="#">structure</a> , or extensions to an existing <a href="#">building</a> or <a href="#">structure</a> complies with standards:	
	<a href="#">HZ-S1</a> Maximum <a href="#">height</a>	
	<a href="#">HZ-S2</a> <a href="#">Height in relation to boundary</a>	
	<a href="#">HZ-S3</a> <a href="#">Setback (excluding from MHWS or wetland, lake and river margins)</a>	
	<a href="#">HZ-S4</a> <a href="#">Setback from MHWS</a>	
	<a href="#">HZ-S5</a> <a href="#">Building or structure coverage</a>	
	<a href="#">HZ-S6</a> <a href="#">Buildings or structures used to house, milk or feed stock (excluding buildings used for an intensive indoor primary production activity)</a>	

**Sentiment:** Support in Part

**Submission:**

1) The removal of the provision for 3m offset from sections under 5000sqm creates a large amount of parcels of land that have been created assuming a 3m setback to create a building platform. This affects 26% of parcels in the rural environment based on Section 32 Rural Environment Appendix Table 37.

The removal of this rule creates additional resource consent requirements for someone who simply wants to add a shed, greenhouse, office or a building consent exempt structure to a parcel that has been created under the previous plan under 5000sqm rules. It also will lead to under utilisation of smaller land parcels, when the plan states it is important to protect this finite resource from inappropriate land use and subdivision to ensure it can be used for its primary purpose.

Habitable dwellings adjacent to boundaries have a potential for reverse sensitivity which I assume is the main aim of this rule. With other structures the effect is negligible.

I think that by limiting the setback of dwellings to 10m, for sections under 5000sqm the effects of horticultural or rural activities is

addressed. All other structures should be able to be built up to 3m setback as per previous plan to avoid unnecessary costs incurred for building and under utilisation of land.

The subdivision rules prevent the creation of any more sections where this rule applies going forward, some transition is necessary or 26% of parcels will have significant under utilisation effects.

2) Support for 3m offset for spray shelters, have seen these built on neighboring properties by Orchards.

**Relief sought**      **S37.002**

Keep the 3m setback for spray shelters.

Apply to 10m setback rule to dwellings.

Apply 3m setback rule for all other structures for sections under 5000sqm.

Consider 3m setback rule for all other structures for sections over 5000sqm.