

FS400

**Address:** 2 Cochrane Drive, Kerikeri

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**To: Far North District Council**

5 Memorial Avenue

Private Bag 752

Kaikohē 0440.

**RE: Form 6: Further submission in support of, or in opposition to, submission(s) on the notified Proposed Far North District Plan 2022 Clause 8 of Schedule 1, Resource Management Act 1991**

**This is a further submission in support of or in opposition to submission(s) on the Proposed Far North District Plan.**

**Full name of individual/organisation making further submission:**

The Paihia Property Owners Group (the **Further Submitter**)

**Contact person (if different from above):**

Bay of Islands Planning (2022) Limited

Attention: Steven Sanson

PO Box 318

PAIHIA 0247

**Email address:** office@bayplan.co.nz

**Postal address:** PO Box 318  
PAIHIA 0247

**Phone contact:** 09 407 5253

**I am a person who has an interest in the proposal that is greater than the interest the general public has. In this case, the grounds for saying that I come within this category are as follows:**

We own land impacted by the zoning and provisions of the Proposed District Plan.

**FURTHER SUBMISSION No 1 -**

**I support the submission of:**

Te Hiku Community Board being Submission No 257.  
Email – Adele.Gardner@fndc.govt.nz

**The particular parts of the submission I support are:**

All of submission S257.020 in relation to the General Residential Zone subdivision standards. FS400.001

**The reasons for my support are:**

For the reasons given within the Original Submission No 257.

**I seek that the whole of the submission be allowed:**

As detailed within the Original Submission No 257.

## **FURTHER SUBMISSION No 2 -**

### **I oppose the submission of:**

Waka Kotahi NZ Transport Agency being Submission No 356.  
Email- Sarah.ho@nzta.govt.nz

### **The particular parts of the submission I oppose are:**

All of submission S356.091 in relation to the General Residential Zone subdivision standards.

FS400.002

### **The reasons for my opposition are:**

The PDP standards reflect the existing provisions of the Operative District Plan which has been attaining the purposes of the RMA. The Submitter is seeking higher density development which has a direct correlation additional traffic movements will occur from a than would otherwise be generated from a single 600m<sup>2</sup> residential site. This size lot also enable a range of housing choice which is reflected within the existing housing stock.

### **I seek that the whole of the submission be disallowed for the following reason:**

Retaining the 600m<sup>2</sup> threshold as a Controlled Activity consistent with servicing design along with the amenity and values currently received in the residential environments.

### **FURTHER SUBMISSION No 3 -**

#### **I support the submission of:**

Leonard Dissanayake and Marion Dissanayake being Submission No 419.

Email – LMDPC@xtra.co.nz

#### **The particular parts of the submission I support are:**

All of submission S419.006 in relation to the General Residential Zone subdivision standards.

FS400.003

#### **The reasons for my support are:**

For the reasons given within the Original Submission No 419.

#### **I seek that the whole of the submission be allowed:**

As detailed within the Original Submission No 419.

**FURTHER SUBMISSION No 4 -**

**I support the submission of:**

Elbury Holdings being Submission No 541.  
Email – elbury@xtra.co.nz

**The particular parts of the submission I support are:**

All of submission S541.023 in relation to the General Residential Zone subdivision standards.

FS400.004

**The reasons for my support are:**

For the reasons given within the Original Submission No 541.

**I seek that the whole of the submission be allowed:**

As detailed within the Original Submission No 541.

**FURTHER SUBMISSION No 5 -**

**I support the submission of:**

Robert Adams No 150.  
Email – longbeachrussellnz@gmail.com

**The particular parts of the submission I support are:**

All of submission S150.001 in relation to the Coastal Environment provisions proposed in urban areas.

FS400.005

**The reasons for my support are:**

Coastal Environment provisions for urban areas creates unnecessary tensions in terms of height limits. 5m height limits in urban areas are not considered appropriate.

**I seek that the whole of the submission be allowed:**

As detailed above and within the Original Submission No 150.

## **FURTHER SUBMISSION No 6 -**

### **I support the submission of:**

New Zealand Maritime Parks Ltd.  
Email – [stuart@landcorp.co.nz](mailto:stuart@landcorp.co.nz) ; [davidb@barker.co.nz](mailto:davidb@barker.co.nz) ;  
[makarenad@barker.co.nz](mailto:makarenad@barker.co.nz)

### **The particular parts of the submission I support are:**

All of submission 251.

FS400.006-400.021

### **The reasons for my support are:**

Submission 251 rightly notes that the underlying analyses related to the Coastal Environment provisions has not sufficiently considered the appropriate implementation of these provision in the urban environment.

Specific provisions such a height limits and gross floor area restrictions (for example) require flexibility when considered against the urban environment values and existing environment.

### **I seek that the whole of the submission be allowed:**

As detailed above and within the Original Submission No 251.

## **FURTHER SUBMISSION No 7 -**

### **I support the submission of:**

Bayswater Inn Ltd being No 29.  
Email – [chester@therendalls.co.nz](mailto:chester@therendalls.co.nz)

### **The particular parts of the submission I support are:**

All of submission 29. FS400.022- 400.030

### **The reasons for my support are:**

The submission opposes the Paihia Heritage Overlay which seeks to depart from the Environment Court 2005/2006 decision. The decision of the Environment Court should be retained.

### **I seek that the whole of the submission be allowed:**

As detailed above and within the Original Submission No 29.



## **FURTHER SUBMISSION No 7 -**

### **I oppose the submission of:**

Heritage New Zealand Pouhere Taonga being No 409.  
Email – [bedwards@heritage.org.nz](mailto:bedwards@heritage.org.nz)

### **The particular parts of the submission I oppose are:**

All of submission 409.

FS400.031- 400.080

### **The reasons for my opposition are:**

The submission seeks additional sites / areas to be within the Heritage Overlay. The Further Submitter's original submission sought amendments to the overlay and reversion back to the Paihia Mission Heritage Area and associated provisions.

### **I seek that the whole of the submission be allowed:**

As detailed above and within the Original Submission No 409.

**I wish to be heard in support of my further submissions.**

**If others make a similar submission, I will consider presenting a joint case with them at a hearing.**

A handwritten signature in black ink, appearing to be 'S. Sanson'.

**Signature of person authorised to sign on behalf of person making further submission.**

**Date :** 04th September 2023

**Electronic address for service of person making further submission:**

office@bayplan.co.nz

**Telephone:**

09 4075253

**Postal address (or alternative method of service under section 352 of the Act):**

PO Box 318

PAIHIA 0247

**Contact person:**

Steve Sanson

Director | Consultant Planner

