



Kerikeri Service Centre

20 OCT 2022

Remember
submissions
close at 5pm,
Friday 21
October 2022

Proposed District Plan submission form

Clause 6 of Schedule 1, Resource Management Act 1991

Feel free to add more pages to your submission to provide a fuller response.

Form 5: Submission on Proposed Far North District Plan

TO: Far North District Council

This is a submission on the Proposed District Plan for the Far North District.

1. Submitter details:

Full Name:	Denis Thomson		
Company / Organisation Name: (if applicable)	Thomson Survey Ltd		
Contact person (if different):			
Full Postal Address:	P O Box 372		
	Kerikeri 0472		
Phone contact:	Mobile: 021 407 732	Home:	Work: 407 7360
Email (please print):	denis@tsurvey.co.nz		

2. (Please select one of the two options below)

- I **could not** gain an advantage in trade competition through this submission
 I **could** gain an advantage in trade competition through this submission

If you could gain an advantage in trade competition through this submission, please complete point 3 below

3. I **am** 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 effect of trade competition
- I **am not** 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 effect of trade competition

Note: if you are a person who could gain advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

The specific provisions of the Plan that my submission relates to are:

(please provide details including the reference number of the specific provision you are submitting on)

SUB-R11 – Subdivision of a site within flood hazard areas

Confirm your position: Support Support In-part Oppose
(please tick relevant box)



My submission is:

(Include details and reasons for your position)

I believe the rule to be overly restrictive, not necessarily in its wording or activity status, but what it defaults to if RDIS-1 cannot be met. Given that there are a host of methods available to land owners to ensure they can remedy or mitigate the risk of material damage from flooding when building, I believe non-complying status to be overly restrictive and believe discretionary activity status to be adequate to enable the Council to assess for risk appropriately. The rule addresses the 1 in 100 year event – a 1% likelihood of occurring every year. It would seem to me that the Council should be more interested in assessing the suitability of subdivisions in regard to the 1 in 10 year event – where there is at least a 10% chance of flooding occurring every year – a higher risk of occurring.

The rule does not accurately reflect the requirements of the Regional Policy Statement for Northland either. That document refers to a '100 year flood event' and a '10 year flood event' whereas the PDP uses the terminology "spatial extent of the 1 in 100 year floodplain". The latter infers reliance to ascertain compliance with the rule is on maps regardless of whether a report is provided refuting the accuracy of those maps; whereas the former infers an ability for an assessment from a suitably qualified person to confirm compliance.

I seek the following decision from the Council:

(Give precise details. If seeking amendments, how would you like to see the provision amended?)

It may seem an overly simplistic way of amending the rule to be less restrictive, but the Council could reserve the default to non-complying activity status for the 1 in 10 year flood event and default to discretionary activity status for the 1 in 100 year flood event.

S193.001

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

(Please tick relevant box)

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

Yes No

Do you wish to present your submission via Microsoft Teams?

Yes No

Signature of submitter:

(or person authorised to sign on behalf of submitter)

Date: 19 October 22

(A signature is not required if you are making your submission by electronic means)

Important information:

1. The Council must receive this submission before the closing date and time for submissions (5pm 21 October 2022)
2. Please note that submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your submission will only be used for the purpose of the District Plan Review.
3. Submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

Send your submission to:

Post to: Proposed District Plan



Strategic Planning and Policy, Far North District Council
Far North District Council,
Private Bag 752
KAIKOHE 0400

Email to: pdp@fndc.govt.nz

Or you can also deliver this submission form to any Far North District Council service centre or library, from 8am – 5pm Monday to Friday.

Submissions close 5pm, 21 October 2022

Please refer to pdp.fndc.govt.nz for further information and updates.

Please note that original documents will not be returned. Please retain copies for your file.

Note to person making submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

SUBMISSION NUMBER