

## 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:

<b>Full Name:</b>	FNR Properties Limited		
<b>Company / Organisation Name: (if applicable)</b>			
<b>Contact person (if different):</b>	Nina Pivac (Tohu Consulting Limited)		
<b>Full Postal Address:</b>	39A Commerce Street, Kaitaia 0410		
<b>Phone contact:</b>	<b>Mobile:</b>	<b>Home:</b>	<b>Work:</b>
	0210614725		
<b>Email (please print):</b>	nina@tohuconsulting.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

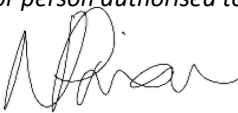
*Note: if you are a person who could gain advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991*

**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)*

See attached full submission.



Confirm your position: <input type="checkbox"/> Support <input type="checkbox"/> Support In-part <input type="checkbox"/> Oppose (please tick relevant box)
<b>My submission is:</b> (Include details and reasons for your position)  See attached full submission.
<b>I seek the following decision from the Council:</b> (Give precise details. If seeking amendments, how would you like to see the provision amended?)  See attached full submission.
<input checked="" type="checkbox"/> I <b>wish</b> to be heard in support of my submission <input type="checkbox"/> I <b>do not wish</b> 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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do you wish to present your submission via Microsoft Teams? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Signature of submitter:</b> (or person authorised to sign on behalf of submitter)  <b>Date:</b> 21 October 2022  (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](mailto: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](http://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**

## Submission on the Far North Proposed District Plan

**Full name:** FNR Properties Limited  
c/o Tohu Consulting Limited  
Attn: Nina Pivac

**Postal Address:** 39A Commerce Street, Kaitaia 0410

**Mobile:** +64 21 061 4725

**Email:** nina@tohuconsulting.nz

FNR Properties Limited could not gain an advantage in trade competition through this submission.

The specific provisions of the Plan Change that FNR Properties Limited's submission relate to are set out in the attached document.

FNR Properties Limited generally support the proposed plan change subject to amendments and clarification, as listed in the attached document. The reasons for FNR Properties Limited's submission are provided in the attached document.

The relief sought by FNR Properties Limited are contained in the attached document.

FNR Properties Limited **wish to be heard** in support of its submission.

If others make a similar submission, FNR Properties Limited will consider presenting a joint case with them at a hearing.

Ngā Mihi,



**Agent:**  
Tohu Consulting Limited  
Nina Pivac  
Planner/Director

**Date:** 21 October 2022

## 1.0 INTRODUCTION AND GENERAL FEEDBACK

FNR Properties Limited (FNR Properties) are the asset management arm of FNR Group Limited, the latter of whom have provided a variety of civil and construction services to the Far North District for over 10 years. Since its establishment, FNR Properties have been involved in many regionally significant development projects, making a positive contribution to the social and economic growth of the Far North District.

FNR Properties have an interest in multiple properties in the Far North District, including two properties located at 142 and 134 North Road, legally described as Lots 3 and 4 DP 56383, respectively. Collectively, these properties are referred to hereon as the subject site.

The subject site is located in an area largely characterised by industrial development, with a number of lawfully established activities occurring on site at present including the Toll Kaitaia Depot and the recently approved Placemakers development.

FNR Properties acknowledge and appreciate the work that Far North District Council (FNDC) have put in to developing the Far North Proposed District Plan (PDP).

The subject site is currently zoned Industrial, and is proposed to be rezoned to Light Industrial (LIZ). In general, FNR Properties support the proposed zoning of the subject site subject to amendments and clarification. Specific submission points have been outlined in **Section 2.0** below, including the relief sought to improve the PDP.



**Figure 1: Map showing proposed zoning of subject site (Far North PDP Maps)**

## 2.0 FEEDBACK ON FAR NORTH PROPOSED DISTRICT PLAN

Feedback Point	Feedback Topic	Support/Oppose/ Seek Amendment/Clarification	Comments/Reasons	Relief Sought	
1	LIZ-R2 Trade supplier	Support	It is noted that the PDP specifically provides for Trade Supplier activities as a permitted activity. FNR Properties supports this provision as it largely represents a positive change for the subject site and surrounding properties.	To retain Rule LIZ-R2 as notified.	S437.001
2	LIZ-R5 Convenience stores, restaurants, cafés and takeaway food outlets	Support	It is noted that the PDP specifically provides for convenience stores, restaurants, cafes and takeaway food outlets as a permitted activity. FNR Properties supports this provision as it largely represents a positive change for the subject site and surrounding properties, and will significantly contribute to the economic growth of the district.	To retain Rule LIZ-R5 as notified.	S437.002
3	LIZ-R7 Commercial activity	Support subject to clarification and amendments	It is noted that Commercial Activities automatically trigger resource consent as a Discretionary Activity.  Overall, it is considered that a Discretionary Activity status for such activities in the LIZ may be appropriate as it provides for case by	To amend the definition of 'Commercial Activities' to be more specific in terms of the activities provided for.	S437.003

Feedback Point	Feedback Topic	Support/Oppose/ Seek Amendment/Clarification	Comments/Reasons	Relief Sought
			<p>case consideration of such activities occurring in the context of the LIZ. However, it is considered that the PDP definition of 'Commercial Activities' as notified is rather vague and could lead to interpretation issues. Similar to the 'Trade Supplier' definition as notified in the PDP, and the definition for 'Commercial Activities' under the Whangarei District Plan, it is recommended that the definition for 'Commercial Activities' is more specific in terms of the activities provided for.</p>	
4	Subdivision Chapter – SUB-S1 Minimum Allotment Sizes (LIZ)	Support	<p>It is noted that there is no minimum lot size for Discretionary subdivisions in the LIZ. FNR Properties support this provision as it largely represents a positive change for the subject site and surrounding properties.</p>	To retain Rule SUB-S1 Minimum Allotment Sizes (LIZ) as notified.
5	SUB-R2 Subdivision of land solely to create an allotment that is for the purpose of public works, infrastructure, reserves or access	Support	<p>It is noted that subdivisions solely to create an allotment for the purpose of public works, infrastructure, reserves, or access are a Controlled Activity under the PDP. FNR Properties support this provision as it</p>	To retain Rule SUB-R2 as notified.

S437.004

S437.005

Feedback Point	Feedback Topic	Support/Oppose/ Seek Amendment/Clarification	Comments/Reasons	Relief Sought
			largely represents a positive change for the subject site and surrounding properties.	