

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:	Timothy and Dion Spicer		
Company / Organisation Name: (if applicable)			
Contact person (if different):	Nina Pivac (Tohu Consulting Limited)		
Full Postal Address:	39A Commerce Street, Kaitaia 0410		
Phone contact:	Mobile:	Home:	Work:
	0210614725		
Email (please print):	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

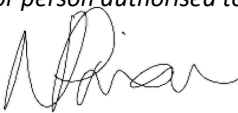
Note: if you are a person who could gain advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

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)
My submission is: (Include details and reasons for your position) See attached full submission.
I seek the following decision from the Council: (Give precise details. If seeking amendments, how would you like to see the provision amended?) See attached full submission.
<input checked="" type="checkbox"/> I wish to be heard in support of my submission <input type="checkbox"/> 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 <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
Signature of submitter: (or person authorised to sign on behalf of submitter)  Date: 20 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

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

Submission on the Far North Proposed District Plan

Full name: Dion and Timothy Spicer
c/o Tohu Consulting Limited
Attn: Nina Pivac

Postal Address: 39A Commerce Street, Kaitaia 0410

Mobile: +64 21 061 4725

Email: nina@tohuconsulting.nz

Dion and Timothy Spicer could not gain an advantage in trade competition through this submission.

The specific provisions of the Plan Change that Dion and Timothy Spicer's submission relates to are set out in the attached document.

Dion and Timothy Spicer generally support the proposed plan change subject to amendments as listed in the attached document. The reasons for Dion and Timothy Spicer's submission are provided in the attached document.

The relief sought by Dion and Timothy Spicer are contained in the attached document.

Dion and Timothy Spicer **wish to be heard** in support of its submission.

If others make a similar submission, Dion and Timothy Spicer will consider presenting a joint case with them at a hearing.

Ngā Mihi,



Agent:
Tohu Consulting Limited
Nina Pivac
Planner/Director

Date: 20 October 2022

1.0 INTRODUCTION AND GENERAL FEEDBACK

Dion and Timothy Spicer are long-term residents of Cable Bay, Far North. They own several properties in the area including Lots 1 and 2 DP 203376 (referred to hereon as the subject site), both located on Cable Bay Block Road. A number of lawfully established activities are undertaken on these properties including residential activity, farming and agricultural welding.

Lot 1 DP 203376 is currently zoned Rural Living and is proposed to be rezoned to Rural Residential, as notified in the Far North Proposed District Plan (PDP).

Lot 2 DP 203376 is currently split-zoned Rural Living and Rural Production, and is proposed to be rezoned to Rural Residential and Rural Production, as notified in the PDP.

Dion and Timothy Spicer acknowledge and appreciate the work that Far North District Council (FNDC) have put in to developing the PDP.

In general, Dion and Timothy Spicer support the PDP subject to amendments. Several specific submission points have been outlined in **Section 2.0** below, including the relief sought to improve the PDP.

2.0 FEEDBACK ON FAR NORTH PROPOSED DISTRICT PLAN

Feedback Point	Feedback Topic	Support/Oppose/ Seek Amendment/Clarification	Comments/Reasons	Relief Sought	
1	Rural Production Zone (RPZ) – Whole Chapter	Support	Dion and Timothy Spicer support the proposed zoning of Lot 2 DP 203376, where the RPZ zoning of the southern portion of the site will be retained. Overall, it is considered that the proposed zoning represents a largely positive change for the site as it promotes the continuation of production activities on the 210ha block.	To retain the RPZ zoning of the site, and RPZ provisions, as notified.	S213.001 S213.002 S213.003 S213.004 S213.005
2	Rural Residential Zone (RRZ) – RRZ-R7 Farming	Support	The introduction of this rule largely represents a positive change as it specifically supports the continuation of farming activities in the RRZ.	To retain RRZ-R7 as notified.	S213.006
3	RRZ-R10 Minor Residential Unit (MRU)	Support	Dion and Timothy Spicer consider that providing for a MRU as a permitted activity in the RRZ represents a largely positive change for the subject site.	To retain Rule RRZ-R10 as notified.	S213.007

Feedback Point	Feedback Topic	Support/Oppose/ Seek Amendment/Clarification	Comments/Reasons	Relief Sought	
4	RRZ-S1 Maximum Height	Oppose	In Dion and Timothy Spicer’s opinion, there is no logical reason to reduce the maximum building height from 9m to 8m.	To amend Rule RRZ-S1 so that the maximum building height remains as 9m.	S213.008
5	RRZ-S5 Building or Structure Coverage	Support	It is considered that an increase in the permitted building coverage standards represents a largely positive change for properties located within the RRZ.	To retain Rule RRZ-S5 Building or Structure Coverage as notified.	S213.009
6	RRZ-R4 Visitor Accommodation	Support	It is considered that providing for visitor accommodation as a permitted activity represents a largely positive change for the subject site and other properties located in the RRZ. Such provision will foster the social and economic well-being of the Far North District and recognises that some rural properties can be appropriately utilised for activities other than production and residential development.	To retain Rule RRZ-R4 Visitor Accommodation as notified.	S213.010

Feedback Point	Feedback Topic	Support/Oppose/ Seek Amendment/Clarification	Comments/Reasons	Relief Sought
7	RRZ-R5 Home Business	Support	It is considered that providing for home business as a permitted activity represents a largely positive change for the subject site and other properties located in the RRZ. Such provision will foster the social and economic well-being of the Far North District, and recognises that some rural properties can be appropriately utilised for activities other than production and residential development.	To retain RRZ-R5 Home Business as notified.
8	RRZ-R17 Industrial Activity	Oppose	It is noted that Industrial Activities in the RRZ is a non-complying activity pursuant to Rule RRZ-R17. It is considered that such activity status is heavy-handed and does not recognise that there is a need for some industrial activities to be undertaken in order to support rural production activities. Dion and Timothy Spicer consider that a discretionary activity status would be more appropriate as it enables such activities to occur while providing for case by case consideration of any	To delete RRZ-R17 and amend the RRZ provisions so that industrial activities, or at least industrial activities <i>ancillary to production</i> , are a Discretionary Activity.

S213.011

S213.012
S213.013
S213.014
S213.015

Feedback Point	Feedback Topic	Support/Oppose/ Seek Amendment/Clarification	Comments/Reasons	Relief Sought
			proposed industrial activity within the context of the RRZ.	
9	RRZ-R18 Rural Industry	Oppose	It is noted that Rural Industry activities in the RRZ is a non-complying activity pursuant to Rule RRZ-R19. It is considered that such activity status is heavy-handed and does not recognise that rural industry activities are essential to rural production activities. Dion and Timothy Spicer consider that a discretionary activity status would be more appropriate as it enables such activities to occur while providing for case by case consideration of any proposed commercial activity within the context of the RRZ.	To delete RRZ-R18 and amend the RRZ provisions so that rural industry activities are a Discretionary Activity.
10	RRZ-R19 Commercial Activity (not provided for as permitted activity)	Oppose	It is noted that Commercial Activities in the RRZ is a non-complying activity pursuant to Rule RRZ-R19. It is considered that such activity status is heavy-handed and does not recognise that there is a need for some commercial activities to be undertaken in order to support rural production activities. Dion and	To delete RRZ-R17 and amend the RRZ provisions so that commercial activities, or at least industrial activities <i>ancillary to production</i> , are a Discretionary Activity.

S213.016
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Feedback Point	Feedback Topic	Support/Oppose/ Seek Amendment/Clarification	Comments/Reasons	Relief Sought
			Timothy Spicer consider that a discretionary activity status would be more appropriate as it enables such activities to occur while providing for case by case consideration of any proposed commercial activity within the context of the RRZ.	
11	NOISE-S1 Maximum Noise Levels - RRZ	Oppose	In Dion and Timothy Spicer’s opinion, there is no logical reason to reduce noise limits between the hours of 7am to 10pm.	To amend Rule NOISE-S1 Maximum Noise Levels (RRZ) to be consistent with current noise limits under the ODP.

S213.024