



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: 21/10/2022

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: Yes

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- **N/A**

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

- **Yes**

Submission points

Point 61.1

Section: General residential

Sub-section: Rules

Provision:

General

Activity status: Permitted

Activity status where compliance not achieved with PER-1:

Residential

Restricted Discretionary

zone

Where:

PER-1

The [impermeable surface](#) coverage of any [site](#) is no more than 50%.

Note: Where a development is utilising more than one [site](#), including for [multi-unit development](#) or [retirement villages](#), the percentage coverage must be calculated over the gross [site](#) area of all affected [sites](#).

Matters of discretion are restricted to:

- a. the extent to which [landscaping](#) or vegetation may reduce adverse [effects](#) of run-off;
- b. the effectiveness of the proposed method for controlling [stormwater](#) on [site](#);
- c. the availability of [land](#) for disposal of effluent and [stormwater](#) on the [site](#) without adverse [effects](#) on adjoining [waterbodies](#) (including [groundwater](#) and [aquifers](#)) or on adjoining [sites](#); and
- d. whether low impact design methods and use of green spaces can be used;
- e. any cumulative [effects](#) on total catchment impermeability;
- f. [natural hazard](#) mitigation and [site](#) constraints; and
- g. extent of potential adverse [effects](#) on cultural, spiritual, heritage and/or [amenity values](#) of any affected [waterbodies](#).

Sentiment: Support in Part

Submission:

Unable to determine how effects from climate change has been considered for maintaining this level of impermeable surface coverage. The changes in regards to rainfall are significant currently designers are adding an additional 20% to intensities for climate change, this will increase stormwater run off from entire catchments and the effects will increase especially in regards to ground water recharge and overland flow paths. This is also supported from the work that NRC has done on river/stream catchments which show the effects from flooding increasing due to development and effects from climate change. The NRC assessment is limited to stream flows and flooding, the effects from development and overland flow paths to streams and rivers does not seem to be considered. In my opinion properties downstream of development will be receiving between 5- 10% more stormwater flows over the next 10 years and 20% over the next 30 years. Currently impermeable surfaces coverage is linked to % of area, so on smaller sites it triggers management basically as soon as a house is built i.e. 300m2 lot 150m2 is threshold, where as a 4ha site is triggered once 20,000m3 of area is covered and this may be located right on a boundary discharging to a downstream property or stream, obvious the runoff volume from the 4ha property will have a much larger effect that 300m2 property that will effectively have mitigation.

I note also the current residential zone controlled activity has a more restrictive requirement than the permitted zone as it has a m2 limit

7.6.5.2.1 STORMWATER MANAGEMENT

The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 60% or 600m², whichever is the lesser.

Relief sought

Provide additional restriction on rule

The impermeable surface coverage of any site is no more than 50% or 300m², which ever is the lesser

S268.001

Point 61.2

Section: General residential

Sub-section: Policies

Provision:

GRZ-P2 Require all [subdivision](#) in the General Residential zone to provide the following reticulated services to the [boundary](#) of each [lot](#):

- a. telecommunications:
 - i. fibre where it is available; or
 - ii. copper where fibre is not available;
- b. local electricity distribution network;
- c. [wastewater](#); and
- d. potable water and [stormwater](#) where it is available.

Sentiment: Support

Submission:

Services where available should be connected

Relief sought

maintain

S268.002