



## 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?

- **No**

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

- **No**

### Submission points

**Point 98.1**    **S313.001**

**Section:** Coastal environment

**Sub-section:** Standards

**Provision:**

CE-S1	Maximum height	
Coastal environment	1. The maximum height of any new building or structure above ground level is 5m and must not exceed the height of the nearest ridgeline, headland or peninsula.	<b>Where the standard is not met, matters of discretion are restricted to: Not applicable</b>

2. Any extension to a building or structure must not exceed the height of the existing building above ground level or exceed the height of the nearest ridgeline, headland or peninsula.

**This standard does not apply to:**

- i. The Orongo Bay zone

**Sentiment:** Oppose

**Submission:**

Doves Bay is a well-established built environment, that includes few undeveloped sites. A fair proportion of dwellings are built to the maximum heights currently permitted. Many are located on the ridgeline, highly visible from a wide visual catchment. For this reason, the restrictions on development are unreasonable and will not mitigate any effects that are not already existing.

**Relief sought**

Delete the rule or establish more appropriate thresholds that are more fitting with development, i.e do not apply a blanket approach to properties in the coastal environment.

I wish to reserve the right to comment further on any new provision the Council may introduce as a result of this submission point.

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**Point 98.2**    **S313.002**

**Section:** Planning Maps

**Sentiment:** Oppose

**Submission:**

Doves Bay is a built up residential area and zoned both coastal settlement and rural lifestyle.. The Coastal environment overlay puts unreasonable conditions on this area that is made up of both single and multi storied buildings ranging in age from new to 50 years old. The Coastal Enviroments overlay disregards established settlements and places rules on new builds and alterations that are inconsistent with the existing buildings and the intent of the settlement zone.

**Relief sought**

Remove the Coastal Environment overlay for the Doves Bay area from the planning maps.

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**Point 98.3**    **S313.003**

**Section:** Settlement

**Sub-section:** Standards

**Provision:**

RSZ-S2	Height in relation to boundary	
<b>Settlement zone</b>	The building or structure, or extension or alteration to an existing building or structure must be contained within a building envelope defined by the following recession planes measured inwards from the respective boundary:	<b>Where the standard is not met, matters of discretion are restricted to:</b>  a. loss of privacy to adjoining sites, including

1. 55 degrees at 2m above ground level at the northern boundary of the site;
2. 45 degrees at 2m above ground level at the eastern and western boundaries of the site;
3. 35 degrees at 2m above ground level at the southern boundary of the site.

- b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and
- c. natural hazard mitigation and site constraints.

**This standard does not apply to**

- i. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation.
- ii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation.
- iii. satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation.
- iv. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation.
- v. a building or structure that exceeds this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided the maximum height of the building where it exceeds the standard is 2.7m.

**Sentiment:** Oppose

**Submission:**

The Proposed Plan changes the sunlight rules without giving reason for this in the section 32 reports. As it is unknown why or if any changes are actually warranted the changes from the current rules are unsupportable.

**Relief sought**

Keep the current District standards for sunlight. I wish to reserve the right to comment on any new provision Council may introduce as a result of this submission point.

**Point 98.4**      **S313.004**

**Section:** Settlement

**Sub-section:** Standards

**Provision:**

RSZ-S7	Landscaping and screening	
<b>Settlement zone</b>	1. Where a site adjoins a road boundary, at least 50% of that part of the site which is not occupied by buildings, structures or driveways shall be screened or landscaped with either:	<b>Where the standard is not met, matters of discretion are restricted to:</b>

- i. a solid fence or wall of a minimum height of 1.8m; or
  - ii. be landscaped with plants or trees with a minimum height of 1m at planting which will achieve a continuous screen of 1.8m in height and 1.5m in width within five years; or
  - iii. be screened with a combination of (a) and (b) above.
2. Where a internal boundary adjoins any site that is not zoned Rural Production it shall be screened or landscaped with either:
- i. be fenced with a solid fence or wall of a minimum height of 1.8m; or
  - ii. be landscaped with plants or trees of a minimum height of 1m at planting which will achieve a continuous screen of 1.8m in height and 1.5m in width within five years; or
  - iii. be screened with a combination of (i) and (ii) above.
- a. the streetscape and amenity of the surrounding area;
  - b. topographical or other site constraints making compliance with this standard impractical;
  - c. the amenity of adjoining properties; including that on the outdoor living space;
  - d. the scale of the building or structures and their distance from the boundary;
  - e. the ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods; and
  - f. the design, layout and use of the site which may compensate for reduced, alternative or no screening.

**Sentiment:** Oppose

**Submission:**

The standard is excessively restrictive. Doves Bays properties vary considerably in elevation and position. The proposed standard is inappropriate for a number of these sites. This community enjoys an open friendly lifestyle with the ability for those that wish a higher degree of privacy to create it. The proposed rules would impede and reduce the community interaction.

**Relief sought**

Delete RSZ-S7