
IN THE MATTER

of the Resource Management Act
1991 (“the Act”)

AND

IN THE MATTER

of a submission pursuant to Clause
6 of Schedule 1, of the Act in
respect of the **Proposed Far North
District Plan**

SUBMISSION 601

SUBMISSION ON THE PROPOSED FAR NORTH DISTRICT PLAN – VARIATION 1

To: Proposed District Plan

Strategic Planning and Policy, Far North District Council

Far North District Council

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1. Details of persons making the submission

Kingheim Limited

Ref: 17078

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Attention: Joseph Henehan

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2. General Statement

- 2.1 Kingheim Limited (the submitter) cannot gain an advantage in trade competition through this submission. They are directly affected by the proposed plan change. The effects are not related to trade competition.

3. Background and context

The site

- 3.1 The submitter is the owner of a site at 44 Gillies Road, Karikari Peninsula. The subject site is legally described as Lot 1 DP 149495 and is held in a single record of title referenced RT NA89A/286. The property comprises an area of 1.1762ha. The site is shown in Figure 1 below:



Figure 1: Site location (Source: FNDC GIS)

- 3.2 The site contains an existing motel/lodge complex is known as the Reef Lodge Motel. This was first established in 1982 as a motel and campground and is legally established through various resource consent and building permits (that are all available upon request).
- 3.3 The site currently contains several buildings, including eight units, a manager's house, laundry facilities, a spa area, barbeque facilities, a garage and stables.
- 3.4 The eight units on the site are contained in three separate buildings, as follows:
- Unit 1 (an 80m² standalone cottage positioned towards the south end of the property),
 - Units 2-6 (a 250m² row of units positioned centrally on the site),
 - Units 7 & 8 (a 50m² cottage close to the beach at the north-western end of the property).

3.5 Recently, an application for resource consent has been approved by FNDC to redevelop the existing motel/lodge (referenced 2230258 RMALUC). Specifically, the proposal was to:

- Demolish the existing unit and laundry block in the centre of the site and construct a single residential dwelling in that location.
- Demolish the motel units on the northern boundary and construct a cottage in that location.
- Demolish the barbeque area and spa facility.
- Relocate the existing access on the site to a new position to improve functionality.
- Relocate the existing managers' house and garage.
- Retain the existing stables.

3.6 The proposed site and building layouts are shown on the site plan in Figure 2 below:

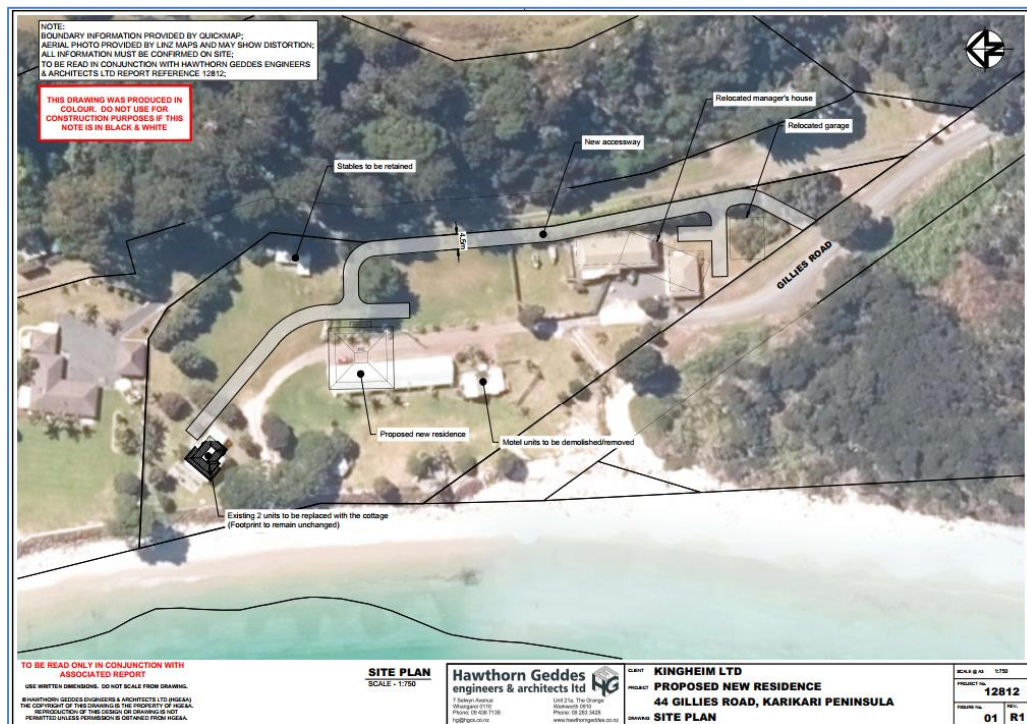


Figure 2: 2230258 RMALUC approved site plan

Operative and proposed District Plan zoning

3.7 The subject site is zoned General Coastal in the operative Far North District Plan (FNDP).

Proposed District Plan zoning and overlays

3.8 As shown in Figure 3 below, the site is proposed to be rezoned 'Rural Production' (RPZ) under the Proposed Far North District Plan (PFNDP). The site is also proposed to be subject to a Coastal Environment (CE) overlay. See Figure 3 below:



Figure 3: PDP maps zoning and overlays

4.1 Under PFNDP Variation 1, the site has been identified as being subject to Coastal Flood Hazard (CFH) overlays as shown in Figure 4 below:



Figure 4: Coastal Flood Hazard Overlays

4. The specific provisions of the Plan Change that this submission relates to are:

4.2 The submitter is neutral to the plan changes and seek amendments with respect to the following:

- The PFNDP CFH mapping.
- The provisions of the NH and Definitions Chapters relating to this mapping.

5. The submission is:

S601.001 Incompatibility between mapping and policy NH-P7

5.1 There is an incompatibility between the modelling plans being used (the Northland Regional Council (NRC) mapping) and the written words of the Coastal Hazard policy NH-P7, which considers (specifically) the 1% Annual Exceedance Probability (AEP) flood hazard plus 1m of sea level rise, see Figure 5 below:

Coastal hazard	
NH-P7	<p>Manage new land use and subdivision in coastal hazard areas so that:</p> <ul style="list-style-type: none">a. new subdivision avoids locating building platforms within High Risk Coastal Hazard areas and building platforms should be located outside other coastal hazard areas where alternative locations are available and it is practicable to do so;b. new buildings containing vulnerable activities are not located within High Risk Coastal Hazard areas unless:<ul style="list-style-type: none">i. there is no other suitable location available on the existing site;ii. hazard risks can be mitigated without the need for hard protection structures.c. where a building or building platform is located with a coastal hazard area, it should be designed and constructed such that:<ul style="list-style-type: none">i. the building platform will not be subject to inundation and / or material damage (including erosion) over a 100-year timeframe; and eitherii. the finished floor level of any building accommodating a vulnerable activity must be at least 500mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise; oriii. the finished floor level of any other building must be at least 300mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise.d. hazard risk is not transferred to, or increased on, other properties;e. buildings, building platforms, access and services are located and designed to minimise the need for hard protection structures;f. safe vehicle access within the site is provided; andg. services are located and designed to minimise the risk of natural hazards.

Figure 5: Policy NH-P7

5.2 The NRC maps that have been used address the 1% AEP (current climate), 2% AEP plus 0.6m Sea Level Rise (SLR), 1% AEP plus 1.2m SLR and 1% AEP plus 1.5m SLR.

5.3 If the intent is for NH-P7 to relate the 1% AEP storm (current climate) flood level plus the stated 1m (in terms of RL), then there is no relevance to defining anything other than the CFHZ0 in the River Flooding Hazards (sic) section of the proposal, since all other flood elevations cannot be related to the policy requirement.

Natural Hazards and Definitions Chapters errors

S601.002

- 5.4 Furthermore, it is appropriate to highlight that the “River Flooding Hazards” section of the Natural Hazard Chapter ‘overview’ would be more relevantly named “Flooding Hazards” since it’s “definitions” cover both fluvial and coastal (tidal) flooding. See [Figure 6](#) below:

River Flooding Hazards
Within areas of flooding, coastal erosion and coastal inundation mapped by the [Northland Regional Council](#) and included in the District Plan maps as follows:

Flood Hazard Areas

- 1 in 10 Year [River Flood Hazard Area](#) – the area potentially susceptible to [river](#) flooding in a 10% Annual Exceedance Probability (AEP) / 10Yr Average Return Interval (ARI) storm event.
- 1 in 100 Year [River Flood Hazard Area](#) – the area potentially susceptible to [river](#) flooding in a 1% AEP / 100Yr ARI storm event plus climate change.

Coastal Hazard Areas (including High Risk Coastal Hazard Area comprising of [CFZ1](#) and [CEZ1](#))

- Coastal Flood Zone 1 (CFHZ1) – extent of the 50-year ARI static [water](#) level at 2080 including 0.6 m sea level rise (RCP8.5M).
- Coastal Flood Zone 2 (CFHZ2) – extent of the 100-year ARI static [water](#) level at 2080 including 1.2 m sea level rise (RCP8.5M).
- Coastal Flood Zone 3 (CFHZ3) – extent of the 100-year ARI static [water](#) level at 2080 including 1.5 m sea level rise (RCP8.5H+).
- Coastal Erosion Zone 1 (CEHZ1)– an area potentially susceptible to coastal erosion (66% probability) by 2080 with 0.33 m sea level rise from 2019 – (RCP 8.5M).
- Coastal Erosion Zone 2 (CEHZ2) – an area potentially susceptible to coastal erosion (5% probability) by 2130 with 0.85 m sea level rise from 2019 – (RCP 8.5M).
- Coastal Erosion Zone 3 (CEHZ3) – an area potentially susceptible to coastal erosion (5% probability) by 2130 with 1.17 m sea level rise from 2019 – (RCP 8.5H+).

- 5.5 The same section (and also the relevant definitions in the Definitions Chapter of the PFNDP) also includes errors in the event horizon for the CFHZ2 and CFHZ3 definitions, since these relate to the 2130 timeline (referencing T&T report as the origin document – Coastal Flood Hazard Assessment for Northland Region 2019-2020).

S601.003/
S601.004

Other relief sought

- 5.6 Any other relief necessary to achieve the outcomes sought in 5.1-5.3 above.
6. **The submitter wishes the Far North District Council’s decision to address the above issues by:**

S601.001

- 6.1 Amending the flood mapping to include CFHZ0 for design referencing and CFHZ1 & CFHZ2 mapping for information only. CFHZ3 should not be included or referenced in the plan change.

S601.002/
S601.003/
S601.004

- 6.2 Making the changes to the Natural Hazards and the Definitions Chapters of the PFNDP as suggested above; or

- 6.3 Any alternative relief with similar effect.

7. The submitter wishes to be heard in support of their submission at a hearing.



Joseph Henehan,
Planning Consultant

On behalf of Kingheim Limited

Dated this 12th of November 2024