

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 Names:	LEONARD DISSANAYAKE and MARIAN DISSANAYAKE		
Organisation	LMD PLANNING CONSULTANCY		
Contact persons	LEONARD DISSANAYAKE (MNZPI), MARIAN DISSANAYAKE (MREP)		
Postal Address:	9 CAMPBELL LANE, KERIKERI 0230		
Phone contact:	Mobile: 027 712 2280	Home:	Work: 027 712 2280
Email (please print):	LMDPC@xtra.co.nz		

2. (Please select one of the two options below)

- We **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. **We are** 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 our submission relates to are:

Details of the submission, including the reference number of the specific provision in the Proposed District Plan are given in Attachment (1)

Confirm your position: Support Support In-part Oppose Oppose in part
 (please tick relevant box)

Summary of submission:

This submission is made on behalf of our client who owns the properties Lot 2 & 3 DP 165788 and Lot 2 DP 343569 in Kaikohe as shown in Attachment (2).

The main concerns in our submission are

- i) Definition of Multi-unit Development**
- ii) Proposed District Plan zone rules**
- iii) Proposed District Plan subdivision rules**



The decision we seek from the Council: Please see in Attachment (1)
<input checked="" type="checkbox"/> We wish to be heard in support of my submission <input type="checkbox"/> I do not wish to be heard in support of my submission <i>(Please tick relevant box)</i>
If others make a similar submission, I will consider presenting a joint case with them at a hearing <input type="checkbox"/> Yes <input checked="" 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: <i>(or person authorised to sign on behalf of submitter)</i> Date: 21.10.22 <i>(A signature is not required if you are making your submission by electronic means)</i>

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.

ATTACHMENT (1)

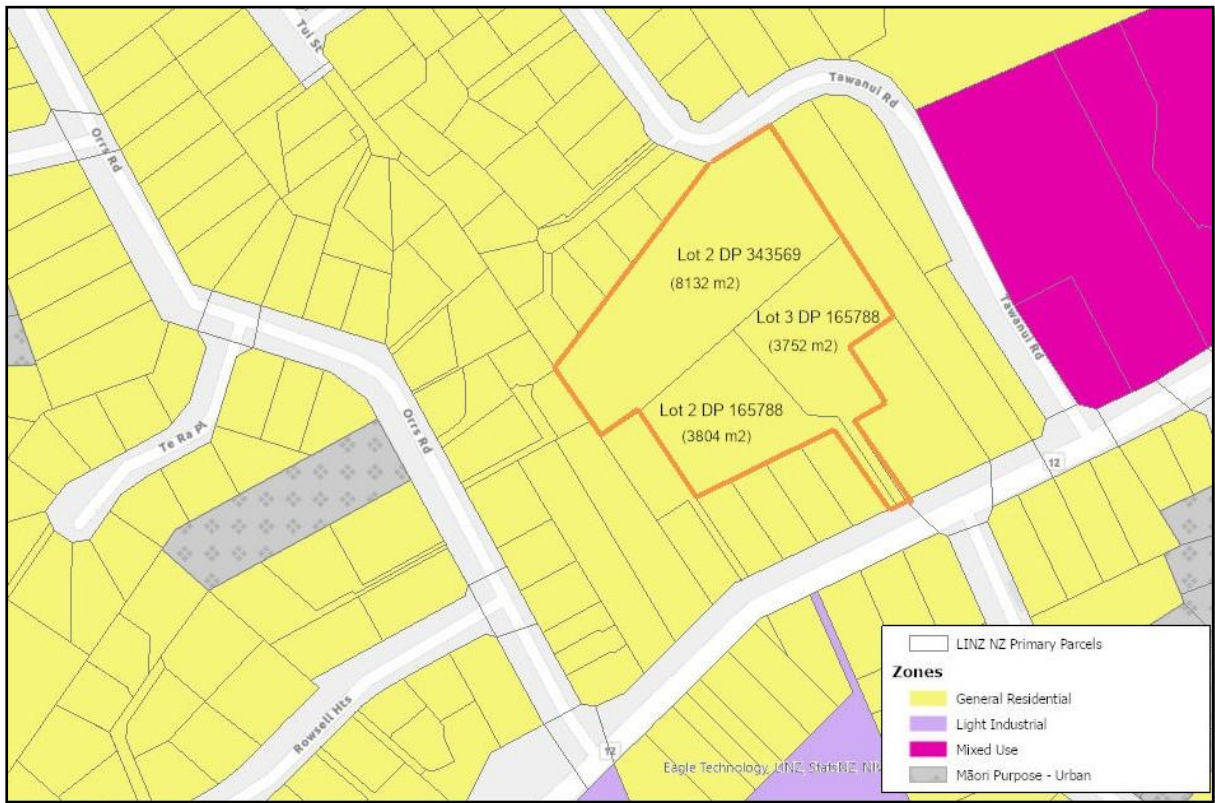
[Abbreviations – S/O (Support/Oppose)]

	Submission item	S/O	Reasons	Request to Council
1	<p><u>Definition</u></p> <p>MULTI-UNIT DEVELOPMENT <i>a group of two or more residential units contained within one contiguous building.</i></p>	Oppose	<ul style="list-style-type: none"> i) National Planning Standards do not define Multi-Unit Development. ii) The definition chosen by FNDC is too rigid and is contrary to the objective to enable different types of residential developments in the district. iii) Historically, multi-unit developments have been built in the district to provide economical housing for the elderly. The existing multi-unit development of Senior Citizens Housing at Tawanui Road, Kaikohe is a good example. It contains several buildings with 3-4 residential units in each. iv) The number of houses that can be built on a site must be in relation to the land area available for development as in the Operative District Plan. The style of development i.e. whether the units are contained within one building or detached are design choices that will enable different types of residential developments in the district. 	<p style="text-align: right;">S413.001</p> <p>Change the Definition to the following; <i>'A development of three or more residential units contained within one contiguous site'.</i></p>
2	<p><u>Zoning</u></p> <p>General Residential Zone</p>	Support	The existing sites are serviced and located within an area of residential development	<p>Proposed zoning of the sites Lot 2 & 3 DP 165788 and Lot 2 DP 343569 remain as General Residential.</p> <p style="text-align: right;">S413.002</p>
3	<p>GRZ-R3 Residential activity (standalone residential units)</p> <p>Activity status: Permitted Where: PER-1 1. The number of standalone</p>	Oppose	There are many Residential Zoned sites in which have areas larger than double the minimum lot size prescribed under subdivision rules. The number of residential units allowed on a site must be related to the site area as in the Operative District Plan. This will give adjoining property owners certainty that	<p>Change this rule as follows;</p> <p style="text-align: right;">S413.003</p> <p>GRZ-R3 Residential activity</p> <p>Activity status: Permitted Where: PER-1 Residential Unit</p>

	<p>residential units on a site does not exceed one; and</p> <p>2. The site does not contain a multi-unit development.</p>		<p>existing amenity values will not be compromised by overcrowding.</p>	<p>The number of residential units on a site does not exceed one per the minimum lot size permitted in the subdivision standard for the zone.</p> <p>PER – 2 Minor Residential Unit A minor residential unit constructed within an existing residential site of 500m2 or more, either attached at ground level or an upper level while complying with the standards S1-S7</p>
4	<p>GRZ R11 – Minor Residential Unit Activity Status - Discretionary</p>	<p>Oppose</p>	<ol style="list-style-type: none"> 1. A minor residential unit can be easily constructed within an existing residential site either attached at ground level or an upper level while complying with the standards S1-S7. 2. Families who live in the existing Residential zone are generally either family with young children who prefer to live close to schools OR older persons who prefer to live close to town facilities. Both types of families can have a social and economic gain by having a Minor Residential unit on their property either to accommodate a family member or a tenant. 	<p>Amend GRZ R3 as given above to include Minor Residential Unit as a Permitted activity</p> <p style="text-align: right; color: red;">\$413.04</p>
5	<p>GRZ- R9 Residential activity (multi-unit development)</p> <p>Activity status: Controlled</p> <p>Where: CON-1</p> <ol style="list-style-type: none"> 1. The site area per multi-unit development is at least 600m ; and 2. The number of residential units in a multi-unit development on a site does not exceed three; and 3. There is no standalone residential unit on the site. 	<p>Oppose</p>	<ol style="list-style-type: none"> 1. Currently there are many 600m2 Residential zoned serviced sites in the District. Imagine the worst-case future scenario of all these sites developed to contain 3 families. It will be a disaster for the urban centres of the District in terms of amenity values. 	<p>Change the rule as follows</p> <p>Activity status: Controlled \$413.005</p> <p>Where: CON-1 The minimum site area per unit in a multi-unit development is the minimum lot size allowed as a controlled activity in the subdivision rule for the zone and</p>

	<p>CON-2 The minimum net internal floor area excluding outdoor living space of a residential unit within a multi-unit development shall be:</p> <ol style="list-style-type: none"> 1. 1 bedroom = 45m² 2. 2 bedroom = 62m² 3. 3 bedroom = 82m² <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following. <ol style="list-style-type: none"> i. building intensity, scale, location, form and appearance. ii. location and design of parking and access. iii. location of outdoor living space in relation to neighbouring sites. 			<p>CON-2 The minimum net internal floor area of a residential unit within a multi-unit development shall be:</p> <ol style="list-style-type: none"> 1.1 bedroom = 45m² 2. 2 bedroom = 62m² 3. 3 bedroom = 82m² <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following. <ol style="list-style-type: none"> i. building intensity, scale, location, form and appearance. ii. location and design of parking and access. iii. location of outdoor living space in relation to neighbouring sites.
6	<p>Subdivision Standard SBS1 – Minimum Allotment Sizes</p> <p>General Residential Zone</p> <ul style="list-style-type: none"> • Controlled Activity - 600m² • Discretionary Activity - 300m² 	Oppose	<ol style="list-style-type: none"> 1. There are only a few vacant Residential Zoned serviced sites in Kaikohe and in the District. Reducing the current operative standard of 600m² for controlled activity subdivision to 500m² in the Proposed Plan will provide certainty of affordable residential sites. 	<p>SBS1 – Minimum Allotment Sizes</p> <p style="text-align: right; color: red;">S413.006</p> <p>General Residential Zone</p> <ul style="list-style-type: none"> • Controlled Activity - 500m² • Discretionary Activity - 250m²

Attachment (2)



(Source - Proposed District Plan Zone Map)