

**Address:** 2 Cochrane Drive, Kerikeri  
 127 Commerce Street, Kaitaia  
**Phone:** 09 407 5253  
**Email:** office@bayplan.co.nz



**To:** District Plan Team – Attention: Greg Wilson  
 Strategic Planning & Policy  
 5 Memorial Avenue  
 Private Bag 752  
 Kaikohe 0440.  
 Email: greg.wilson@fnhc.govt.nz

**RE: Submission on the Proposed Far North District Plan 2022**

1. **Details of persons making submission**

Carrington Estate Jade LP and Carrington Farms Jade LP [ CEJ ]  
 C/- Bay of Islands Planning (2022) Limited  
 Attention: Steven Sanson  
 PO Box 318  
 PAIHIA 0247

2. **General Statement**

CEJ are directly affected by the Proposed Far North District Plan. They generally support the provisions within the PDP subject to amendments detailed in this Submission.

CEJ cannot gain an advantage in trade competition through this submission. They are directly impacted by the Proposed District Plan. The effects are not related to trade competition.

### 3. **Background & Context**

#### Background

CEJ own and operate a substantial tourist related facility at Whatuwhiwhi which provides significant economic and social well-being to the Far North.

The facilities are known as the Carrington Resort, Golf Club and Winery embody a golf course, club house, restaurant, bar, on site accommodation and a winery / function centre. These facilities were originally approved via a resource consent application and are operated in conjunction with the campground and associated accommodated facilities.

The ODP contains a special zone which reflects the approved resource consent approval. The Resort facilities operate without any use of Councils reticulated services> The camp is connected to Councils reticulated wastewater system.

While CEJ welcome the retention of the special zone within the PDP there are provisions which require deletion or amendment, along with changes to some zones and overlays.

#### Site Descriptions

The land to which this submission relates comprises the following properties depicted on the following plans :

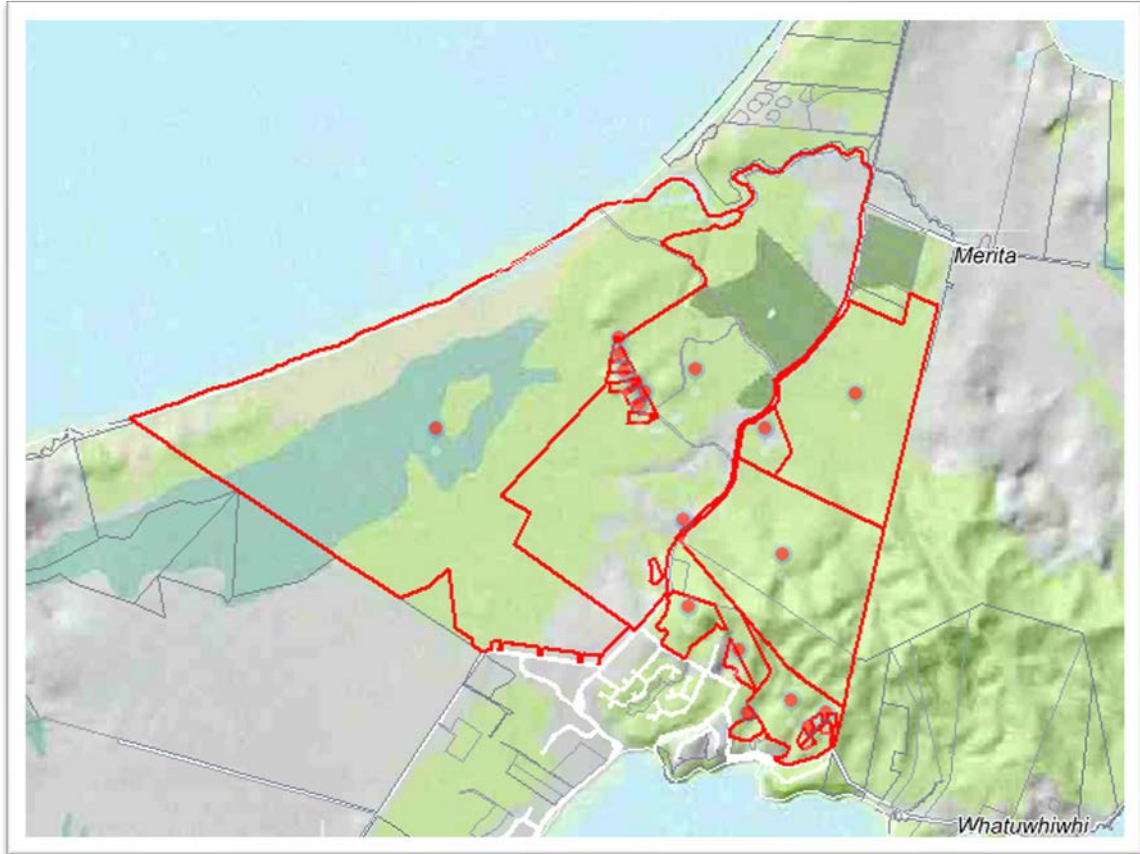


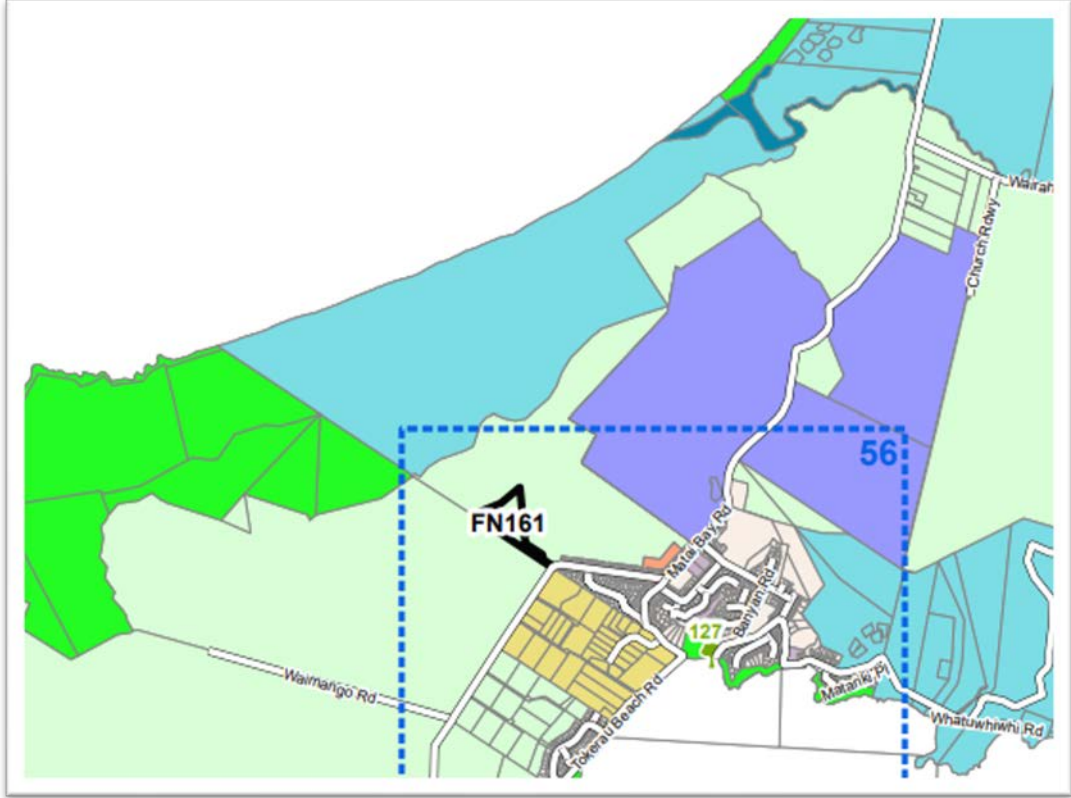
Figure 1 - Site

### Operative and Proposed District Plan Zoning

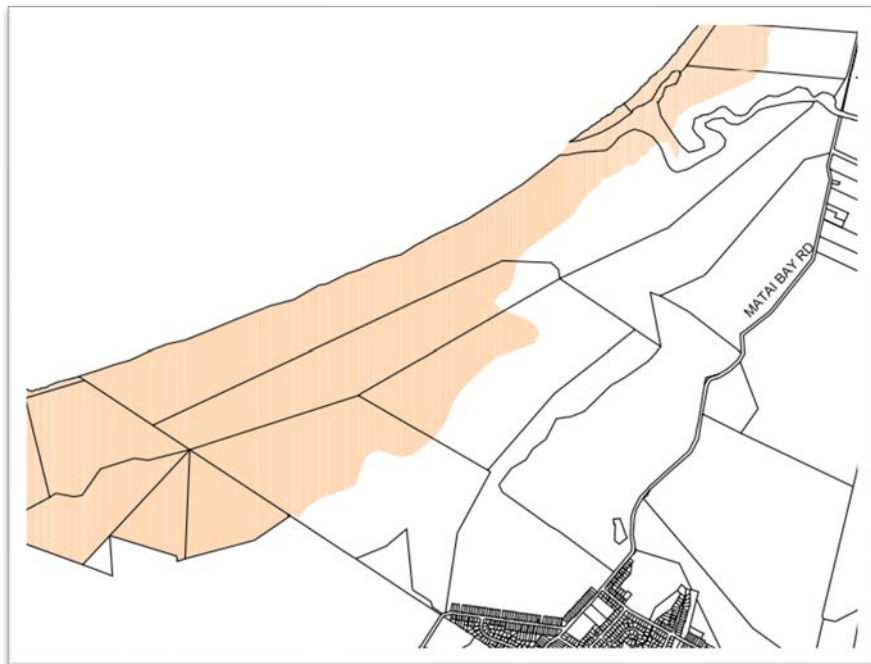
The Operative District Plan reveals the land is zoned –

**Carrington Estate;**  
**Rural Production;**  
**General Coastal;**  
**Commercial;** and  
**Residential;**

And the Resource Maps show an **Outstanding Landscape.**



ODP Zone Map



## ODP Resource Map

The PDP seeks to apply the following Zones –

**Carrington Estate ;**  
**General Residential ;** and  
**Mixed Use .**

And the PDP also indicates the property is influenced by a number of intrinsic value features relating to landscape, natural character and natural hazards. In addition, part of the land is identified within the Coastal Environment.



PDP ZONE MAP



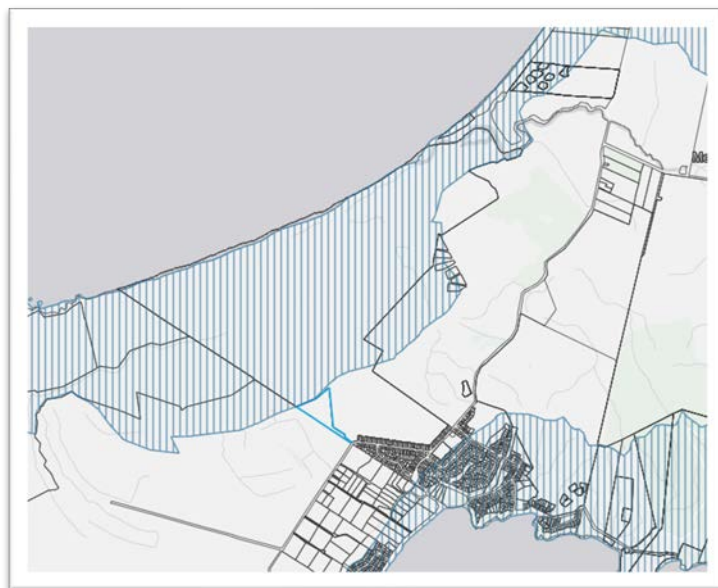
NATURAL ENVIRONMENT OVERLAYS –

**Outstanding Natural Landscape;  
High Natural Character; and  
Outstanding Natural Character.**



NATURAL HAZARDS AND RISKS OVERLAYS

**River Flood Hazard ; and  
Coastal Flood Zones.**



## OVERLAY – **Coastal Environment**

The PDP maps effectively replicates the existing zone regime as that within the ODP, save the deletion of General Coastal Zone which has been completely removed from the PDP.

The Overlay maps now capture those values contained in the higher order planning documents.

#### 4. **The specific provisions of the Proposed Far North District Plan that this submission relates to are:**

- Proposed Planning / Zone Maps and Overlay Maps which relate to the landholdings referred to in Section 3 [ **Figure 1** ] of this submission; and
- Various provisions within the PDP as outlined in Section 5 below.

#### 5. **CEJ seek the following amendments/relief:**

This submission requests that the Proposed Far North District Plan:

1. Supports the retention of the **Carrington Estate Zone; General Residential Zone** and **Mixed Use Zone** as depicted on the PDP E-Maps; S351.001  
S351.002  
S351.003
2. Extends the **General Residential Zone** as depicted within **Appendix A.** S351.004
3. Applies a **Mineral Extraction Overlay** upon Pt Lot 1 DP 82178 as depicted within **Appendix A.** S351.005
4. Applies a **Light Industrial Zone** to part of the landholding, to be determined prior to the hearing. S351.006



5. Amends certain provisions within the following **District Wide Rules** – Earthworks and Vegetation, and Transport, as detailed in **Appendix B** to ensure consistency (as well as other rules in the PDP that might implicate consistency and coherence between the ODP and PDP); and
6. Any other relief to achieve the outcomes sought by this submission.

6. **The reasons for making the submission on the Proposed District Plan are as follows:**

**PDP E-Maps**

The submitters support the **Carrington Estate Zone; General Residential Zone** and the **Mixed-Use Zone** as depicted on the Planning Maps.

These three zones sustain the current and long-term investment being undertaken by the submitter and the social and economic wellbeing within the local community and beyond, created through the operation of the submitters activities.

The PDP has not allowed for any growth in residential development beyond that which has been existing under the Transitional District Plan and ODP. Provision should be made to accommodate this growth in a manner which avoids the potential long-term effects from natural hazards.

Those hazards sit along most of Tokerau Beach. It is therefore sought to allow for the **General Residential Zone** over an additional area of the submitters land as shown in **Appendix A**

Although not mapped within the Landholdings, a suitable area for the **Light Industrial Zone** is also proposed, and the extent and scale of this landholding, with associated evidence will also be presented prior to any hearing. The addition of light industrial land to the area is well sought after and needed, with very minimal opportunities and landholdings to provide for such activities in the general area.

The submitters own and operate a quarry which has been used for the development of their land including the Resort, Winery, and residential lots. To ensure the continued operation of this quarry it is sought to apply the **Mineral Extraction Overlay**. This is shown in **Appendix A**.

### **Carrington Estate Zone**

Certain amendments are required within the rules of the Carrington Estate Zone to reflect the original resource consent approvals and the underlying provisions within the ODP. Some of these obvious amendments are detailed within **Appendix B**. However, the submitter's consider that all provisions within the PDP as it relates to the Carrington Estate Zone be considered with further scrutiny to ensure that there are sufficient linkages that do not compromise the underlying resource consents which relate to the landholdings.

### **Coastal Environment Rules**

Part of the submitter's land is zoned General Residential with a significant area being included within the Coastal Environment.

The rules in the Coastal Environment "trump" the rules within the General Residential Zone despite the land being zoned for residential purposes. Those overlay rules will create an abundance of resource consent applications due to the permitted thresholds.

Applying these rules over "urban areas" [as defined in the PDP], which in the Far North involves almost all of the coastal settlements, creates disparity between sites and will be seen as inconsistent by applicants. The broad-brush provisions are not considered to relate specifically to the Whatuwhiwhi environments, in particular the urban areas within the PDP and those areas proposed to be urban under this submission.

The coastal environment rules are considered to be inconsistent with Objective 2 of the NZCPS by reason the rules seek to turn back the clock and create a natural environment before urban development had taken place. Furthermore Objective 6, NZCPS, allows for social and economic well-being through subdivision, use and development of the coastal environment within appropriate limits.

The limits set in the Coastal Environment are excessive within the context of the applicant's land and as such should be removed.

## **District Wide Rules**

### Transportation

There is conflict in the PDP with regard to the Transportation Chapter and the CEZ. The CEZ is established under the original resource consent approval which created the Resort, and this included the requirements for parking and access. This approval is embodied into the CEZ however there is no reference to these parking requirements in the CEZ. The ODP contained such reference. As written the PDP now applies new parking and access requirements. This discord should be remedied via introducing a similar rule in the CEZ or applying exemptions to the Transportation Chapter.

### Earthworks and Vegetation Clearance

In the same context the CEZ has not carried across the thresholds for earthworks and vegetation removal that apply within the approved resource consents. The CEZ should therefore include a new rule which relates back to the conditions of consent or amend the Earthworks and Vegetation Chapters.

### ODP vs PDP Integration

Despite some of the rules outlined above being noted as containing discrepancies, further evidence may be provided to ensure that there is consistency between the resource consents approved for the site, the ODP, and the PDP.

7. **CEJ wish that the Far North District Council to address the above issues by:**

7. Supporting the retention of the **Carrington Estate Zone; General Residential Zone** and **Mixed Use Zone** as depicted on the PDP E-Maps;
8. Extending the **General Residential Zone** as depicted within **Appendix A**.
9. Applying a **Mineral Extraction Overlay** upon Pt Lot 1 DP 82178 as depicted within **Appendix A**.
10. Applying a **Light Industrial Zone** to part of the landholding, to be determined prior to the hearing.
11. Amending certain provisions within the following **District Wide Rules** – Earthworks and Vegetation, and Transport, as detailed in **Appendix B** to ensure consistency (as well as other rules in the PDP that might implicate consistency and coherence between the ODP and PDP); and
12. Any other relief to achieve the outcomes sought by this submission.

8. Our clients wish to be **heard** in relation this submission.

Yours sincerely,



**Steven Sanson**

Director | Consultant Planner



Reviewed by

**Jeff Kemp**

Principal Planning Consultant

On behalf of Carrington Estate Jade LP and Carrington Farms Jade LP

Dated this 21<sup>st</sup> Day of October 2022

## APPENDIX A

### Extend the **General Residential Zone.**

The submitters seek to remove the **Rural Production Zone** and extend the **General Residential Zone** as depicted below –



This involves an area of approximately 34ha and is located on the northern side of Inland Road and would adjoin the Mixed-Use Zone.

Access to this area is available from three existing frontage along Inland Road. These access points are truncated at the connection onto Inland Road, 20.0m wide and were purposely surveyed to enable the formation of new access roads.

The land has a gentle rolling contour, northerly aspect and views through to Karikari Bay. Over time, it is envisaged that this area is appropriately provided with appropriate infrastructure.

Apply the **Mineral Extraction Overlay**

The submitters seek to apply the **Mineral Extraction Overlay** as depicted below –



The area contains the submitters quarry operations, the material being used for their operational requirements. This includes access formation, building foundations and farm access tracks.



## APPENDIX B

### Amendments to the Carrington Estate Zone [ CEZ ]

The following amendments are required within the CEZ.

<b>CAR-R14</b>	<b>Primary production activity</b>	
<b>Carrington Estate zone</b>	<b>Activity status: Non-complying</b>	<b>Activity status where compliance not achieved: Not applicable</b>

The definition of primary production is as follows –

<b>PRIMARY PRODUCTION</b>	means: a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product.
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Pastoral and forestry activities are undertaken within the land and should be permitted without any requiring any resource consent approval. S351.007

### Transportation

The ODP contains rules relating to access, parking and loading as follows –

<b>18.6.6.1.7 ACCESS, PARKING AND LOADING</b>
Access, internal roading, parking and loading spaces shall be provided in accordance with the Development Plan layout and the rates and criteria specified in <b>Table 1</b> of the Schedule attached to the Carrington Estate Zone provisions, and in the conditions of the consents.

The PDP does not contain any similar rule. The CEZ refers to the *Carrington Estate Development Plan and Schedule* which specifies the parking provisions. A similar rule should be included within the CEZ or an exemption within the Transportation Chapter. S351.008

### Earthworks and Vegetation Clearance

The ODP contains rules relating to earthworks and vegetation clearance as follows –

**18.6.6.1.11 EARTHWORKS AND VEGETATION CLEARANCE**

Excavation, land clearance and roading works associated with the buildings and activities identified on the Development Plan are permitted if they are undertaken in accordance with the conditions of the Resource Consents. All earthworks shall be trimmed and finished to blend into the existing contours.

The PDP does not contain any similar rule. The CEZ refers to the *Carrington Estate Development Plan and Schedule* which specifies the applicable earthworks and vegetation clearance sanctioned under the resource consent conditions. A similar rule should be included within the CEZ or an exemption within the Earthworks and Vegetation Clearance rules. S351.009

ODP Vs PDP Integration

In addition to the above matters, the submitter requests that there is consistency in all provisions between the different PDP and ODP rules and requirements to ensure that existing matters enshrined under resource consents are not compromised, lost, or diminished through the plan change process. S351.010