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

RE: Submission on the Proposed Far North District Plan 2022

1. **Details of persons making submission**

Marshall Investments Trustee [2012] Limited
C/- Bay of Islands Planning (2022) Limited
Attention: Steven Sanson
PO Box 318
PAIHIA 0247

General Statement

2. Marshall Investments Trustee [2012] Limited [MITL] are directly affected by the Proposed Far North District Plan. They seek to support the Heavy Industrial Zone that covers their landholding on State Highway 10, Waipapa.

MITL 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

MITL own land in the Waipapa area. The land was part of a larger holding used for a range of activities authorised via a number of resource consent approvals.

The activities contribute to the economic and social well-being to the Far North. The new Heavy Industrial Zone provides some certainty for the submitter and is supported to the extent detailed in this submission.

Enabling development of the land without creating off site effects [internalising effects] should be a key purpose of the PDP.

Site Descriptions

The land to which this submission relates comprises the following Records of Title:

- ROT 580088 (Lot 2 DP 453153);

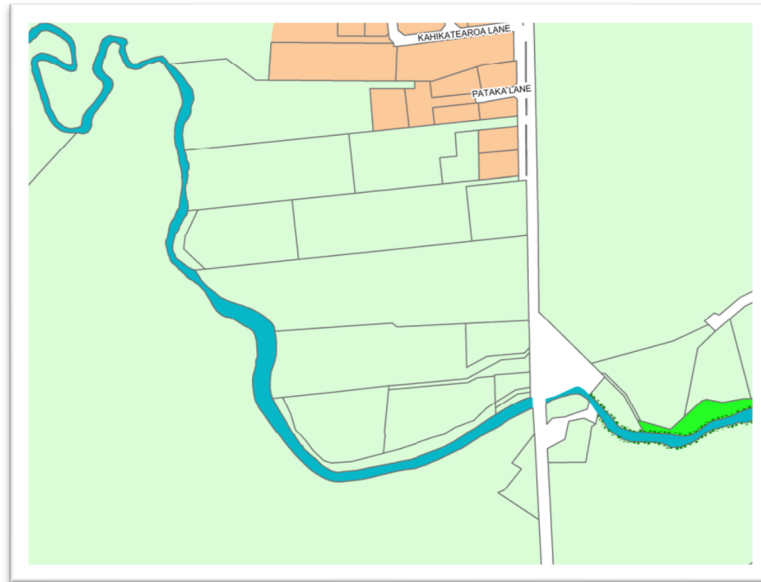
A plan showing the location of the land is provided at **Figure 1** below.



Figure 1 - Site

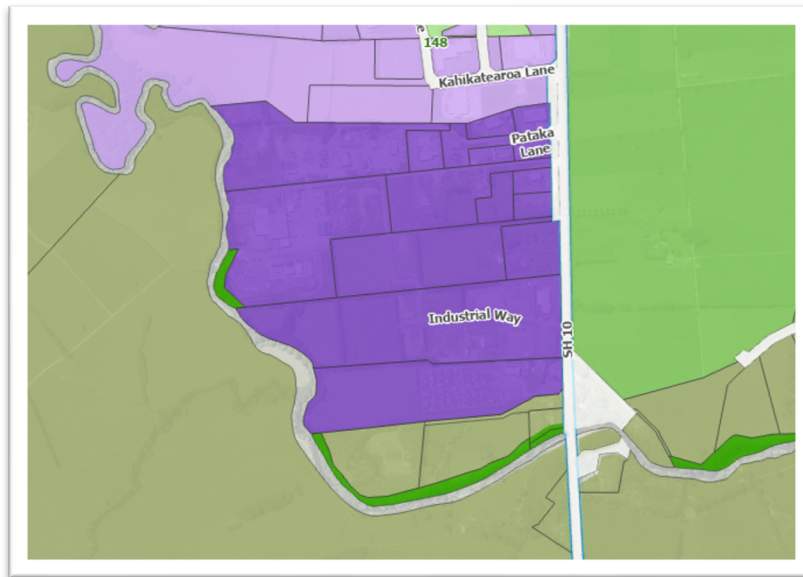
Operative and Proposed District Plan Zoning

The Operative District Plan reveals the land is zoned **Rural Production**.



ODP Zone Map

The PDP seeks to apply the **Heavy Industrial Zone** over the land and those adjoining except to the west, being the Kerikeri River. The PDP also indicates the property is influenced to a minor degree by a 1:100-year flood event. There are no other overlays applying to the land.



PDP ZONE MAP



NATURAL HAZARDS AND RISKS OVERLAYS

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

- Proposed Planning / Zone Maps which relate to the landholding referred to in Section 3 of this submission;
- Changes to the provisions outlined in Section 5 below; and
- Any other relief to achieve the outcomes sought by this submission.

5. **MITL seek the following amendments/relief:**

This submission requests that the Proposed Far North District Plan:

- Supports the **Heavy Industrial Zone** over the land as provided for on the PDP E-Maps.

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

The submitters property has been zoned Rural Production under the ODP which has necessitated several resource consent applications. The ability to plan and forecast long term operational and market requirements has been hampered through this resource consent regime. The new Heavy Industrial Zone provides some relief and certainty for the submitters operations and is supported to the extent detailed in this submission.

- Supports the provisions within the **Heavy Industrial Zone**;
- **S378.001**
- Seeks to amend certain provisions within **District Wide Rules – Transport; and Subdivision .**

Transportation

- **Rule TRAN-R5; Trip generation** S378.002
- **Rule TRAN-R9; New or altered vehicle crossing from a State Highway or LAR.** S378.003
- **TRAN-Table 11- Trip generation** S378.004

Amend these rules to ensure they do not apply to sites or activities which have direct access onto a State Highway or LAR which has been previously approved by Waka Kotahi.

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

The PDP appears to enter into the realm of the managing those effects and activities which fall within the domain of Waka Kotahi. In this regard the submitter has access onto State Highway 10. As such there is no direct access onto Council infrastructure. The intersection meets the highway authorities' requirements and is not required to be revised by Council. To assess an activities traffic movements leading to the Highway or LAR is a duplication of effort.

- **TRAN – Table 1 – Minimum number of parking spaces**

Support the parking requirements for *Industrial Activities*

S378.005

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

The parking thresholds effectively manage the effects of car parking on a site.

- **TRAN – Table 4 – End of trip facilities requirements**

Oppose the rule and should be deleted. **S378.006**

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

These requirements are appropriately managed through other legislation and are not required to be embodied into the Proposed District Plan.

Subdivision

- **Rule SUB-S1 :**

Support the proposed minimum allotment size within the Heavy Industrial Zone. **S378.007**

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

The allotment size enables better management of the land resources and facilities social and economic well-being within the district.

6. **MITL wish that the Far North District Council to address the above issue by:**

1. Supports the retention of the **Heavy Industrial Zone** as depicted on the PDP E-Maps;
2. Supports the **Part 3- Area Specific Matters – Zones – Heavy Industry** subject to the matters raised within this submission –
Amend Rule TRAN-R5; Trip generation ; Rule TRAN-R9 ; New or altered vehicle crossing from a State Highway or LAR. and **TRAN-Table 11- Trip generation** to not apply to a site which has direct access onto a Highway or LAR.
3. Support **TRAN – Table 1 – Minimum number of parking spaces** in relation to industrial activities;
4. Oppose **TRAN – Table 4 – End of trip facilities requirements** – to be deleted;
5. Support **Rule SUB-S1** in relation to the Heavy Industrial Zone;
6. Any other relief to achieve the outcomes sought by this submission.

7. 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 Marshall Investments Trustee [2012] Limited .

Dated this 21st Day of October 2022