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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**

Linda Gigger ('the **Submitter**')  
C/- Bay of Islands Planning (2022) Limited  
Attention: Steven Sanson  
PO Box 318  
PAIHIA 0247

2. **General Statement**

The Submitter is directly affected by the Proposed Far North District Plan.

The Submitter 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

The submitter owns a site where there is an existing and operating concrete product manufacturing plant producing waste water treatment system components and pastoral water containment components.

The activity has been in operation since 1991 and was originally established under a planning application approval issued in terms of the Transitional District Plan. A subsequent resource consent application approval in 2009 which forms the core of the site activities enables a - *rural contractors depot incorporating manufacturing, storage and sale of concrete products.*

The site has been progressively developed for these activities which continues to contribute to the economic and social wellbeing of the Far North. The products serve not only the local market but beyond the districts boundary.

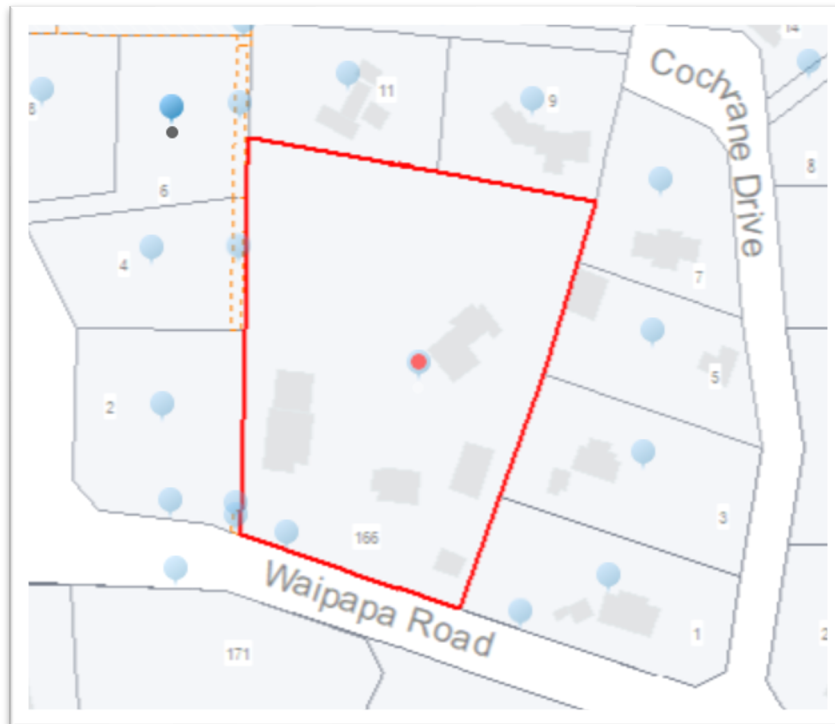
To maintain the contribution the site makes to the district a substantial investment program is required both in the short and long term. This commitment can be reinforced through the District Plan incorporating the appropriate management strategy as outlined within this submission.

The provisions within the PDP has the opportunity to embody a management framework which can facilitate and sustain activities as those undertaken by the submitter. The PDP contains such provisions which should be applied to the site. This is outlined with the submission.

## Site Description

The Submitter owns land comprised within the following Record of Title:

- ROT 233106 ( Lot 18 DP 357357)



*Figure 1 - Site*

### Operative and Proposed District Plan Zoning

The Operative District Plan reveals the land is zoned **Rural Living Zone** and the site has no Resource Features –



ODP Zone

The PDP seeks to apply the **Rural Residential Zone** [ RRZ] over the site –



PDP ZONE MAP

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 landholdings referred to in Section 3 [ **Figure 1** ] of this submission;
- The following provisions in the PDP –  
**Light Industrial Zone – Outdoor storage & landscaping**  
**General Provisions – Definitions : Earthworks;**  
**District Wide Rules – Subdivision ;**  
**Earthworks;**
- Any other relief to achieve the outcomes sought by this submission.

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

This submission relates to the Proposed Far North District Plan:

**PDP E Maps**

- Oppose the **Rural Residential Zone** [ RRZ ] over the landholdings as provided for on the PDP E-Maps and Amend to **Light Industrial Zone** ;

S370.001

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

The proposed Rural Residential Zone [ RRZ ] continues to replicate the ODP .

The Overview describing the RRZ reveals our clients activities are diametrically opposed to the purpose of the proposed zone. As such it is considered incongruous to retain the property under the Rural Residential Zone.

While it is acknowledged the District Plan cannot create site specific zones in every instance there is merit to change the property to a zone which reflects the activities being undertaken. To that end it is sought the property be zoned **Light Industry** . This zone captures and reflects the nature and scale of the activities on the site.

In support of this request the PDP includes the Horticultural Processing Zone on what is now operated by Seeka. That zone on the opposite side of Waipapa Road , is site specific , and provides certainty and continuity of their operations.

In addition, on the property adjoining the Seeka operations , resource consent has been granted and a concrete batching plant has now been established. The owners of that land are also seeking to change the zone from Rural Residential to Light Industrial to support their operations.

Contextually the immediate local environment, at this location, is dominated with activities which contribute to the social and economic of the district. One of these activities is suitably embedded into the PDP, Seeka, and in order to create similar certainty our client requests the Light Industrial Zone to be applied to their property.

## **General Provisions – Definitions : Earthworks;**

- Amend the definition to exclude earthworks associated with **S370.002** building foundations. If the definition cannot be amended include an exemption rule within the Earthworks chapter.

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

The proposed definition would capture the land disturbance in creating building foundations and drilling holes for concrete piles. This would then become an additional burden on applicants as well as Council having to process and monitor building work.

## **Light Industrial Zone Provisions**

- **Rule LIZ-S5 Outdoor Storage**

Oppose the requirements to screen outdoor storage areas by a **S370.003** fence or wall.

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

The submitter has an existing, consented, and well established light industrial activity on the site. This activity has been in place for some time and exemptions should be made for existing and consented activities.

- **Rule LIZ-S6 Landscaping and screening on road boundaries**

Oppose the requirements to landscape and screen road boundaries. S370.004

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

The submitter has an existing, consented, and well established light industrial activity on the site. This activity has been in place for some time and exemptions should be made for existing and consented activities.

There is also internal inconsistency within the PDP as it relates to rules LIZ-S5 and LIZ-S6 as outdoor storage areas along a road boundary need to be screened by a fence, however such outdoor storage areas also need to be landscaped. This will cause unnecessary consenting requirements.

**Other Provisions**

**Subdivision**

- **Rule SUB-S1:**

Support the proposed minimum allotment size within the Light Industrial Zone. S370.005

**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.

### **Earthworks**

- **EW-S1 Maximum earthworks thresholds**

**S370.006**

Oppose the 200m<sup>3</sup> threshold and support the 2500m<sup>2</sup> threshold for the Light Industrial Zone. The volume threshold should be raised to 500m<sup>3</sup>

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

These thresholds endeavour to manage the potential effect arising from the earthworks, however the 200m<sup>3</sup> threshold is reasonably low.

The new zone should enable minimal consenting requirements to facilitate the ongoing development of the land. The increase on the m<sup>3</sup> threshold can be accommodate through the provision of suitable information at the time of the Building Consent application as well as the other standards which require confirmation of earthworks are in accordance with GD-05.

6. **Overall the Submitter wish that the Far North District Council to address the above issues by:**

1. Opposes the **Rural Residential Zone** on their land as depicted on the PDP E-Maps and seeks to Amend the Rural Residential Zone to **Light Industrial** ;
2. Amend the provisions as outlined in Section 5 above; and
3. 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 Linda Gigger

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