

**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 ON THE PROPOSED FAR NORTH DISTRICT PLAN**

**To:** Proposed District Plan

Strategic Planning and Policy, Far North District Council

Far North District Council

Private Bag 752

KAIKOHE 0400

Email: pdp@fndc.govt.nz

**1. Details of persons making the submission**

Kingheim Limited

Ref: 17078

C/- Reyburn and Bryant

Attention: Joseph Henehan

PO Box 191

WHANGAREI

**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.
- 3.2 The property comprises an area of 1.1762ha. The site is shown in Figure 1 below:



*Figure 1: Site location (Source: FNDC GIS)*

- 3.3 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).
- 3.4 The site currently contains several buildings, including eight units, a manager’s house, laundry facilities, a spa area, barbeque facilities, a garage and stables.
- 3.5 The eight units on the site are contained in three separate buildings, as follows:
- Unit 1 (an 80m<sup>2</sup> standalone cottage positioned towards the south end of the property),

- 
- Units 2-6 (a 250m<sup>2</sup> row of units positioned centrally on the site),
  - Units 7 & 8 (a 50m<sup>2</sup> cottage close to the beach at the north-western end of the property).

3.6 Recently, an application for resource consent has been lodged with FNDC to redevelop the existing motel/lodge. Specifically, the proposal is 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.

3.7 The proposed site and building layouts are shown on the site plan in **Attachment 1**.

3.8 This application for resource consent was lodged with FNDC in July, but is yet to be allocated for processing. Accordingly, an FNDC reference number is not yet available. The application documents can be provided upon request.

#### Operative and proposed District Plan zoning

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

#### Proposed District Plan zoning and overlays

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



Figure 2: PDP maps zoning and overlays

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

4.1 The submitter opposes the plan change in part and seek changes with respect to the following:

- The proposed District Plan mapping of the land subject to this submission.
- The provisions of the CE Chapter.

**5. The submission is:**

Zoning

5.1 That the site is rezoned Settlement Zone. This zone will better align with the existing (legally established) uses of the site.

5.2 The site's ability to be used for productive purposes is restricted by many factors, including its size, the existing buildings on the property, its non-productive soils and its proximity to the coast. The proposed RPZ zoning is therefore not an effective and efficient use of resources.

S461.001

CE-R1 'New buildings or structures, and extensions or alterations to existing buildings or structures' and PER-1 AND PER-2

5.3 The floor area restrictions for new buildings in the CE should be removed. The CE Chapter includes standards requiring colours and materials to be sympathetic to the surrounding environment (CE-S1). Provided these rules are complied with, any effects of such buildings will be mitigated. There is no need to still require consent for buildings simply because they exceed a certain size. This rule should be amended as follows:

S461.002

**CE-R1 'New buildings or structures, and extensions or alterations to existing buildings or structures'**

**Activity status: Permitted**

**Where:**

**PER-1**

If a new building or structure is located in an urban zone it is:

1. ~~no greater than 300m<sup>2</sup>.~~
2. located outside high or outstanding natural character areas.

**PER-2**

If a new building or structure is not located within an urban zone it is:

1. ~~ancillary to farming activities (excluding a residential unit).~~
2. ~~no greater than 25m<sup>2</sup>.~~
3. located outside outstanding natural character areas.

CE-R2 'Repair or maintenance'

5.4 Rule CE-R2 'Repair or maintenance' is unnecessarily restrictive and should be deleted. Under the current wording, any slight changes to existing fences, roads, network utilities, driveways and access, walking tracks, cycling tracks and farming tracks will trigger the need for resource consent.

S461.003

S461.004

S461.005

5.5 Furthermore, the respective definitions for 'repair' and 'maintenance' both only relate to 'heritage items'. Therefore, it is unclear whether it is intended for this rule to apply to all buildings in the CE, or just historical buildings.

---

Other relief sought

5.6 Any other relief necessary to achieve the outcomes sought in 5.1-5.5 above.

**6. The submitter wishes the Far North District Council's decision to address the above issues by:**

6.1 Rezone the site Settlement Zone; and

6.2 Amend the provisions of the CE Chapter as per sections 5.3-5.5 above; and

6.3 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 21<sup>st</sup> of October 2022

NOTE:  
 BOUNDARY INFORMATION PROVIDED BY QUICKMAP;  
 AERIAL PHOTO PROVIDED BY LINZ MAPS AND MAY SHOW DISTORTION;  
 ALL INFORMATION MUST BE CONFIRMED ON SITE;  
 TO BE READ IN CONJUNCTION WITH HAWTHORN GEDDES ENGINEERS  
 & ARCHITECTS LTD REPORT REFERENCE 12812;

**THIS DRAWING WAS PRODUCED IN  
 COLOUR. DO NOT USE FOR  
 CONSTRUCTION PURPOSES IF THIS  
 NOTE IS IN BLACK & WHITE**



**TO BE READ ONLY IN CONJUNCTION WITH  
 ASSOCIATED REPORT**

USE WRITTEN DIMENSIONS. DO NOT SCALE FROM DRAWING.  
 © HAWTHORN GEDDES ENGINEERS & ARCHITECTS LTD (HGE&A)  
 THE COPYRIGHT OF THIS DRAWING IS THE PROPERTY OF HGE&A.  
 REPRODUCTION OF THIS DESIGN OR DRAWING IS NOT  
 PERMITTED UNLESS PERMISSION IS OBTAINED FROM HGE&A.

**SITE PLAN**  
 SCALE - 1:750

**Hawthorn Geddes**  
 engineers & architects ltd   
 7 Selwyn Avenue Whangarei 0110 Phone: 09 438 7139 hg@hgcs.co.nz  
 Unit 21a, The Grange Warkworth 0910 Phone: 09 283 3428 www.hawthorngeddes.co.nz

CLIENT **KINGHEIM LTD**  
 PROJECT **PROPOSED NEW RESIDENCE**  
**44 GILLIES ROAD, KARIKARI PENINSULA**  
 DRAWING **SITE PLAN**

SCALE @ A3 1:750	
PROJECT No. <b>12812</b>	
FIGURE No.	REV.
<b>01</b>	<b>R1</b>

11/07/2022 11:05:29 AM K:\12812 Schenborn House\12812 220627 Civil Works - Resource Consent Set.dwg