



FS115

Remember  
further  
submissions  
close at 5pm,  
Monday 4<sup>th</sup>  
September

## Proposed Far North District Plan further submission form

Form 6: Further submission in support of, or in opposition to, submission(s) on the notified Proposed Far North District Plan

*Clause 8 of Schedule 1, Resource Management Act 1991*

To: Far North District Council

This is a further submission in support of or in opposition to submission(s) on the Proposed Far North District Plan.

1. Further submitter details (mandatory information)	
Full name of individual/organisation making further submission:	Glenn & Sheryl Moore
Contact person (if different from above):	Sheryl Moore
Email address:	sheryglen@xtra.co.nz
Postal address:	174, Puketotara Road, Waipapa Postcode: 0295
Preferred method of contact:	<input type="checkbox"/> Email <input type="checkbox"/>
Phone contact:	Daytime: 02102549601 Mobile: 02102549601

**2. Eligibility to make a further submission** (for information on this section go to RMA Schedule 1, clause 8)

I am:

A person who has an interest in the proposal greater than the interest that the general public has.

(In this case, also specify below the grounds for saying that you come within this category)

**My reasons for selecting the category ticked above are:**

We are property owners affected by the Proposed Horticulture Zone in the Puketotara Road area.

NOTE

We could not send a submission due to a family health crisis during the submission period.

We oppose the proposed Horticulture Zone for the Puketotara Road area as this area is already subdivided with small lots. Although some of these lots contain home orchards, they are far from being 'Highly Productive'. See attached letter to District Plan staff & Hearings Commissioners.

**3. Request to be heard at hearing**

Yes, I wish to be heard at the hearing in support of my further submission; or

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Yes

**Signature of further submitter:**

(or person authorised to sign on behalf of further submitter)

12.08.23

**Date:**

(A signature is not required if you are making your further submission by electronic means)

### Important information:

1. A copy of your further submission must be served on the original submitter within five working days after it is served on Far North District Council.
2. The Far North District Council must receive this further submission before the closing date and time for further submissions (**5pm Monday, 4 September 2023**)
3. Please note that further submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your further submission will only be used for the purpose of the District Plan review.
4. 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 further submission form). If you don't have an email address, it will be posted.

Please note that your further 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 further 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 further 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.

### Send your further submission to:

**Post to:** Proposed Far North District Plan  
Planning and Policy, Far North District Council  
Private Bag 752  
KAIKOHE 0400

**Email to:** [pdp@fndc.govt.nz](mailto:pdp@fndc.govt.nz)

**Or you can also deliver this further submission form to any Far North District Council service centre or library (check the Council website for opening hours).**

**Please refer to [pdp.fndc.govt.nz](http://pdp.fndc.govt.nz) for further information and updates.**

***Please note that original documents will not be returned. Please retain copies for your file.***

**The specific submission(s) on the Proposed Far North District Plan that this further submission relates to:**

Name of original submitter	Address of original submitter	Original submitter number	Original submission point number	Support or oppose	Reasons for supporting or opposing	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed)
<u>Audrey Campbell-Frear</u> c/o Sarah Shaw	P O Box 4146 Kamo 0141  sarah@sarahshaw.co.nz	S209	209.001	Support	The submission has been prepared by an accredited Hearings Commissioner who has looked into the legality of the Proposed Horticulture Zone in Kerikeri and has requested FNDC to remove this zone.	I seek that the submission to remove the Horticulture Zone from the Proposed District Plan be allowed. <b>FS115.001</b>
Puketotara Lodge John David Levers	1608E State Highway 10 Kerikeri leversjohn@xtra.co.nz	S188	188.001	Support	I agree with the submitter that the proposed Horticulture zone should be removed from Puketotara Road area.	I seek that the submission point to remove the Horticulture Zone from the Proposed District Plan be allowed. <b>FS115.002</b>
Denis Thomson Thomson Survey	P O Box 372 Kerikeri 0472  denis@tsurvey.co.nz	S190	190.001	Support	Proposed Subdivision rules for the Rural Production zone are too restrictive.	I seek that the submission to Amend SUB-S1, minimum lot sizes applying to the Rural Production Zone to: Controlled Activity: 20ha Restricted Discretionary Activity: 12ha; OR in each five year period, up to 2 lots of between 3,000m2 and 1ha over the period of the life of the District Plan; Discretionary Activity: 4ha. be allowed. <b>FS115.003</b>
Denis Thomson Thomson Survey	P O Box 372 Kerikeri 0472	S190	190.002	Support	Proposed Subdivision rules for the Horticulture zone are too restrictive.	I seek the submission to insert the following minimum lot size for the Horticultural Zone: Restricted Discretionary Activity: In each five year period, up to 2 lots of between 3,000m2 and 1ha over the period of the life of the District Plan; be allowed. <b>FS115.004</b>

District Plan Team, Far North District Council  
And  
Hearings Commissioners, Far North District Proposed District Plan 2022

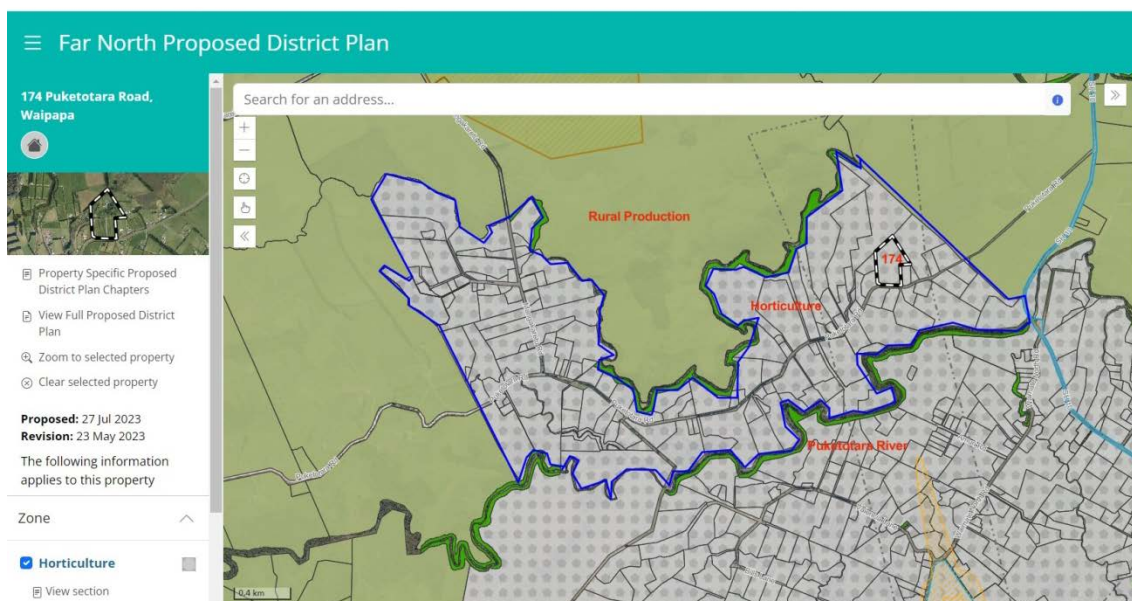
Dear Madam/ Sir

My husband Glenn Moore and myself are the owners of the property at 174, Puketotara Road, Waipapa. It is 5.286 ha in extent. We have been living at this property for over 33 years.

Glen has been in and out of hospital for a number of years now. He is still awaiting surgery. Therefore we could not send a submission on the Proposed District Plan during the submission period.

At the time we purchased the property there was a small home orchard which is still there. However, as the land is no longer 'highly productive' it is not economical to run the orchard. We are now both retired and unable to manage a large land. We love to continue to live in our house and have been planning to separate the house area and sell the balance land.

We oppose the proposed Horticulture zone for the Puketotara Road area as this area is already subdivided with small lots as shown in the map below. (See area between Rural Production Zone boundary and Puketotara River)



Although some of these lots contain home orchards, they are far from being 'Highly Productive'. We also oppose the extremely restrictive subdivision and development rules in the Proposed District Plan for the Rural Production zone and the Horticulture zone.

In the summary of submissions list, we see that a number of persons have opposed the Proposed Horticulture Zone. The submission prepared by Sarah Shaw (Barrister and Accredited Hearings Commissioner) indicates that the Proposed Horticulture Zone is

flawed. There is also the question why the zone is being imposed on Kerikeri and surrounds with small lots and existing developments when there are other areas of the district which can be zoned horticulture.

Having worked at the FNDC Resource Consents Planning unit for a number of years, I am aware of the soil classification maps used by planners for over 25 years. Landcare Research/ ESRI are now updating the soil classification via Smaps online but has to yet come to the Far North.

We are really surprised to see the very restrictive rules imposed on the Rural Production zone in the Proposed District Plan. This zone covers a large area of the district. These areas include small lots where retiring farmers live. The Operative Plan as well as the previous Far North Borough Plans provided this relief to farmers so that they could continue to live in their homes close to whanau.

Therefore we respectfully request FNDC to

- 1) Delete the 'Horticulture' zone' and restore 'Rural Production' zone in the Puketotara Road area. OR
- 2) Delete the 'Horticulture' zone' and rezone Puketotara Road area as 'Rural Residential' or 'Rural Life Style'.
- 3) Amend the subdivision rules on minimum lot sizes applying to the Rural Production Zone as given below.

- Controlled Activity: 20ha
- Restricted Discretionary Activity: 12ha; OR in each five year period, up to 2 lots of between 3,000m<sup>2</sup> and 1 ha over the period of the life of the District Plan;
- Discretionary Activity: 4ha .

(As per Submission no 190.001 by Thomson Survey)

- 4) Amend the subdivision rules on minimum lot sizes applying to the 'Horticulture' zone (if it is to retain) as given below.

- Restricted Discretionary Activity: In each five year period, up to 2 lots of between 3,000m<sup>2</sup> and 1ha over the period of the life of the District Plan

Yours Faithfully

Sheryl Moore  
02102549601