



Submission 288

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## Submission on Proposed Far North District Plan

### Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Far North District Council - District Planning

**Date received:** 20/10/2022

This is a submission on the following proposed plan (the **proposal**): Proposed Far North District Plan

**Address for service:**

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New Zealand  
Email: [tsimpkin@arcline.co.nz](mailto:tsimpkin@arcline.co.nz)

**Attachments:**

Kerikeri Horticulture Zone approx 75 square kilometres .png  
Waitotara Drive - Should be Zoned Rural Residential .png  
Okahu Road zoned Rural Residential - Support.png  
Blue Penguin Drive to Redcliffs - should be zoned Rural Residential .png  
Blue Gum Lane - Should be Zoned Rural Residential .png  
Taipa Heights, Stratford Drive was Coastal Living Zoned - Old DP .png  
Taipa-Cable Bay Area Should be zoned Rural Residential .png  
Peacock Garden drive - should be Residential .png  
Pekama Drive has sewer.png  
stratford drive, dudley cres should be zoned general residential .png  
tokerau-whatuwhiwi needs rural residential zoning .png  
haruru - red outline should be zoned rural residential .png  
weka st should be zoned general residential .png  
kokopu subdivision should be zoned general residential - because it is already.png

area outlined in red should be zoned rural residential .png

wharo way and the hillside above should be zoned general residential .png

Ahipara has no zone potential to grow.png

**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

## Submission points

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**Point 74.1** 288.001

**Section:** Planning Maps

**Sentiment:** Oppose

**Submission:**

**Kerikeri Horticulture Zone is too large and broad.**

The new Horticulture zone around Kerikeri is approximately 70-75 square kilometres (7000 hectares +)

I have two objections:

1. It's based upon info at a large scale (soil versatility maps) which aren't correct in a number of places such that its application is not suitable.
2. Many of the properties it has been placed upon (for example - Blue Gum Lane) is now used for other purposes i.e. rural residential. It is not a worthwhile zone to be plastering around the outskirts of Kerikeri on sites that will never be used for horticulture again.

The reason these two points matter is that the zone rules themselves are restrictive -

1. no minor residential units
2. no air bnb renting out without consent
3. commercial/industrial activities are all non complying

**Relief sought**

1. Look at the area on a Lot by Lot basis, and change the zoning areas that are currently being used as rural residential to - Rural Residential
  2. A broad brush approach based on soil versatility maps shouldn't be used
  3. Give more scope within the zone rules
- 

**Point 74.2** S288.002

**Section:** Planning Maps

**Sentiment:** Oppose

**Submission:**

**Waitotara Drive, Waipapa, should be zoned Rural Residential.**

I oppose the proposition to zone Waitotara Drive 'Rural Production', and suggest that it should be zoned 'Rural Residential'.

The properties currently range from 8000m<sup>2</sup> to 1.2ha, most of which are developed with dwellings and lawns. It is clearly not being used for 'Rural Production' purposes and will ever be able to be in future. This is further evidenced by the fact that in the PDP the minimum Rural Production zone Lot size is 8ha - so clearly Waitotara Drive is well below that threshold already.

It makes sense to intensify/infill where houses are already at present, to stop the development of areas that are legitimately agricultural or horticultural at present, as that seems to be a big driver of the new zoning & rules.

See attached screenshot, the red outline showing the area of concern.

Bordering the proposed sports complex, which is appropriately zoned 'Sport and Active Recreation' (of which i support that zoning) it makes complete sense that Waitotara Drive is one of the 'ready to go' places for Waipapa to expand its housing stock into.

Any flood prone land can be mitigated through minimum Finished Floor Level requirements at subdivision stage, likewise Stormwater would be managed by engineered design as with all subdivisions.

All the properties to the North of Waipapa road are to be zoned Rural Residential, so doing the same to Waitotara is logical. The roading infrastructure and intersection on Waipapa Road is already in place.

Making this Rural Residential means any future lots are self serviced, so doesn't require any further investment into services from FNDC. More properties = increased rating income = a better served district.

Other land being re-zoned - The only other land in Kerikeri being changed from Rural Production to Rural Residential appears to be the north side of Waipapa Rd from behind Pathways Drive westward towards Waipapa. There is only one large Lot within this area being changed with serious development potential (which would require \$10m+ to purchase , plus similar development costs), the other Lots either have already been developed, or are in horticulture or Ministry of Education owned.

Latent Capacity - Calculations have been done regards this, however when you take out all the properties that don't have road frontage, are land-locked down private right-of-ways, and are currently in Horticulture, there is a shortage to provide for growth in our district over the next 10-15years.

Regarding proximity to the river or reverse sensitivity concerns - the Waipapa extensions of Heavy & Light Industrial Zones are bordering this same river, therefore as with those zones any concerns can be covered with adequate design and conditions at time of development.

Thanks

**Relief sought**

The proposed zoning of Waitotara Drive should be changed to 'Rural Residential'.

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**Point 74.3**     **S288.003**

**Section:** Planning Maps

**Sentiment:** Support

**Submission:**

### Zoning of the Okahu Road Loop, in Kaitaia.

I support the proposed Rural Residential zoning of the interior of this road.

However, as per my attached screenshot, i have suggested a small addition to the Southern corner of this, to include a pocket of land which is zoned Rural Production, and is not, and will not be used for such purposes going forward - as it is already developed with housing.

Opening up Rural Residential land ensures no extra cost for FNDC to install services, as all sites are self serviced.

#### **Relief sought**

Retain the inside of the Okahu Road Loop being zoned Rural Residential.

Extend the Rural residential to include the small pocket of properties to the South of Okahu Road as shown in my screenshot below.

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**Point 74.4**     **S288.004**

**Section:** Planning Maps

**Sentiment:** Oppose

**Submission:**

### Blue Penguin Drive/Kapiro Rd/Redcliffs Road Zoning

My submission point relates to the zoning of Blue Penguin Drive, Fernbird Grove, and the land between there and Redcliffs Road. See attached a screenshot with the parcels of land referred to, circled in red.

The proposed zoning is Rural Lifestyle, which has a minimum lot size of 2Ha. I suggest the zoning should be Rural Residential.

This land (including the undeveloped Tubs Farm adjoining Redcliffs Road) is currently zoned Coastal Living under the Operative DP, so changing from a minimum 5000m2 Discretionary Lot size to up to a min. 2ha Lot size seems crazy?! As a town grows shouldn't the housing density on the perimeters be getting more dense not less?

It makes sense to intensify/infill where houses are already at present, to stop the development of areas that are legitimately agricultural or horticultural at present (as that seems to be a big driver of the new zoning & rules).

2Ha lots are quite literally a waste of land - too big for a house & too small for anything productive. Kerikeri needs to grow, and these parcels of land are an obvious location for growth.

There are two items here:

1. The existing lots on Blue Penguin Drive and Fernbird Grove vary in size from 8000m2 to 2.6Ha, with most of them being between 8000-9000m2. This is terrible use of land, and if was rezoned to be Rural Residential, these landowners could subdivide allowing better use of these large lots, which should have three or four homes on them, not one.
2. The large block of land between Redcliffs road and Blue Penguin - this also should be Rural Residential zoned.

There is a lot of discussion around the cost of sections and property in and around Kerikeri. By stifling development, this will reduce supply, and therefore increase prices yet further. Kerikeri is, and will, continue to grow as its a desirable place to live in New Zealand. The new zoning maps need to reflect that and allow for that growth to happen over the next 10-15years.

#### **Relief sought**

Change all the zoning circled in the attached screenshot to Rural Residential zoning.

OR - if the entire area is too much to swallow, then at least Blue Penguin Drive and Fernbird Grove; and the rest (currently undeveloped) balance could be left in the new zoning Rural Lifestyle.

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**Point 74.5**     **S288.005**

**Section: Planning Maps**

**Sentiment:** Oppose

**Submission:**

**Blue Gum Lane, Kerikeri Zoning**

Blue Gum Lane has proposed zoning of 'Horticulture'. In reality, the majority of Blue Gum lane is already being used for Residential purposes, so it should be zoned Rural Residential.

This is another case of 'lazy zoning' - in fact the activity currently occurring on the site (residential dwellings) should determine the zoning for that area.

Blue Gum lane will never return to Horticultural Activities, and it is clearly Rural Residential activities, so the zoning should reflect this.

Changing it to Horticulture not only restricts the landowners on their small blocks of land but also means more resource consents and applications to council to get any activities approved in the area.

**Relief sought**

Change the zoning of the red circled area on the attached map to Rural Residential zoning.

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**Point 74.6**

**S288.006**

**Section: Planning Maps**

**Sentiment:** Oppose

**Submission:**

Rangiputa Zoning

No thought has been given to any expansion plans for Rangiputa. The land zoned Residential is already residential (and full) and then the only option around that is Rural Production.

Small settlements like this need to have expansion zoning, as well as the larger towns.

This can be done with Rural Residential and Rural Lifestyle Zoning, allowing 2000m<sup>2</sup> and 2Ha lots, which don't require servicing.

**Relief sought**

Expand on the Rangiputa zoning and allow for a band of Rural Residential and possibly Rural Lifestyle zoned land.

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**Point 74.7**

**288.008**

**Section: Planning Maps**

**Sentiment:** Oppose

**Submission:**

**Taipa Heights/Cable Bay Area Should be Rural Residential, not Rural Lifestyle**

The attached circled area was 'Coastal Living' zoned land in the current District Plan, which allowed subdivision down to 5000m2.

The proposed plan has zoned it Rural Lifestyle, meaning a minimum lot size of 2Ha.

There is no logical reason why the minimum lot size on all this land has been increased by 4x, and many of the lots within this area are of a 'Rural Residential' size already.

We need to be encouraging subdivision in areas like this, to stimulate growth and the Far North economy.

**Relief sought**

Change the attached circled zoning from Rural Lifestyle to Rural Residential.

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**Point 74.8**     **S288.018, S288.019**

**Section:** Planning Maps

**Sentiment:** Support

**Submission:**

Waipapa extension of Heavy & Light Industrial Zones - excellent inclusion thanks

**Relief sought**

Waipapa extension of Heavy & Light Industrial Zones - excellent inclusion thanks

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**Point 74.9**     **S288.020**

**Section:** Planning Maps

**Sentiment:** Support

**Submission:**

Peacock Garden Dr / south side Kerikeri Road as per attached maps has the new zone currently showing as Rural Lifestyle - as this area is in very close proximity to the town centre (under 1km) and is on reticulated services, this is clearly a mistake - it should be Residential zoned.

Land zoned with a 2ha min. Lot size, under 1km from the town centre is not good use of land.

**Relief sought**

Peacock Garden Dr / south side Kerikeri Road as per attached maps should be Residential zoned

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**Point 74.10**     **S288.015, S288.016, S288, 017**

**Section:** Planning Maps

**Sentiment:** Oppose

**Submission:****Residential areas which are serviced by reticulated sewer should be zoned General Residential, not other zones**

there should be an overlay map completed showing the serviced areas with infrastructure and the new zones proposed.

All areas with sewer infrastructure should be rezoned to General Residential to allow further development and sites to be created.

I have attached two examples (**there are many more**) - Stratford Drive & Pekama Drive in Doubtless Bay

**Relief sought**

All properties across the district with available connections to the sewer system should be rezoned to be General Residential.

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**Point 74.11**      **S288.014**

**Section:** Planning Maps

**Sentiment:** Oppose

**Submission:****Tokerau/Whatuwhiwi needs Rural Residential zoning**

The area behind the houses along the Tokerau foreshore is asking to be rezoned - Rural Residential - as circled in red on my attached map.

also - what was Coastal Living zoned land allowing subdivisions down to 5000m<sup>2</sup> - has been changed to rural lifestyle with a min size of 2Ha. All of this land should be zoned Rural Residential, not Lifestyle or Production.

FNDC needs to allow our townships to grow to help drive development and more thriving communities.

This is one example of the erroneous nature of the blanket change from Coastal Living to Rural Residential as per my other separate submission

**Relief sought**

Rezone between Inland Road and Tokerau Beach road to Rural Residential.

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**Point 74.12**      **S288.013**

**Section:** Planning Maps

**Sentiment:** Oppose

**Submission:****Haruru needs room to grow, so zone more Rural Residential land**

There is only one very large block of land in haruru which are zoned Rural Residential.

Although this might seem 'alot' it is very reliant on this owner having the intent/time/money/capacity to develop this.

Therefore - see my attachment - more land should be rezoned to 'rural residential' as a lot of this land is already unsuitable to be used for Rural production purposes (and it isn't - a lot of it is being used for lifestyle blocks and houses - so leaving it as rural production zoning it is simply lazy.)

**Relief sought**

Zoning land 'rural residential' has little impact on FNDC. All the sites are self serviced. No infrastructure needed.

Please rezone the suggested area attached in Haruru - Rural Residential.

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**Point 74.13**      **S288.009, S288.010, S288.012, S288.012**

**Section:** Planning Maps

**Sentiment:** Oppose

**Submission:**

**Ahipara has no new zoning allowing growth**

It is clear from the zone maps that no thought has been given to Ahipara's future growth plans. Just because the projected population growth stats may not show growth in some areas around the Far North doesn't mean that land shouldn't be rezoned to allow development - because development drives increased population, more rates for FNDC and a better lifestyle for the local people with access to better services.

1. the hillside zoned General Res above the beach is difficult and tricky to build on. it is not ideal for development so doesnt provide future expansion opportunity
2. the large lots along the foreshore are covered in coastal hazard lines so are also not ideal for new house sites
3. the land behind the ahipara village was Coastal Living (min 5000m2 lots) and is now Rural Lifestyle (min 2Ha lots) - This should be rural residential. All new development would be self serviced onsite so it needs opening up.

**Relief sought**

See attached screenshots with names showing suggested zoning.





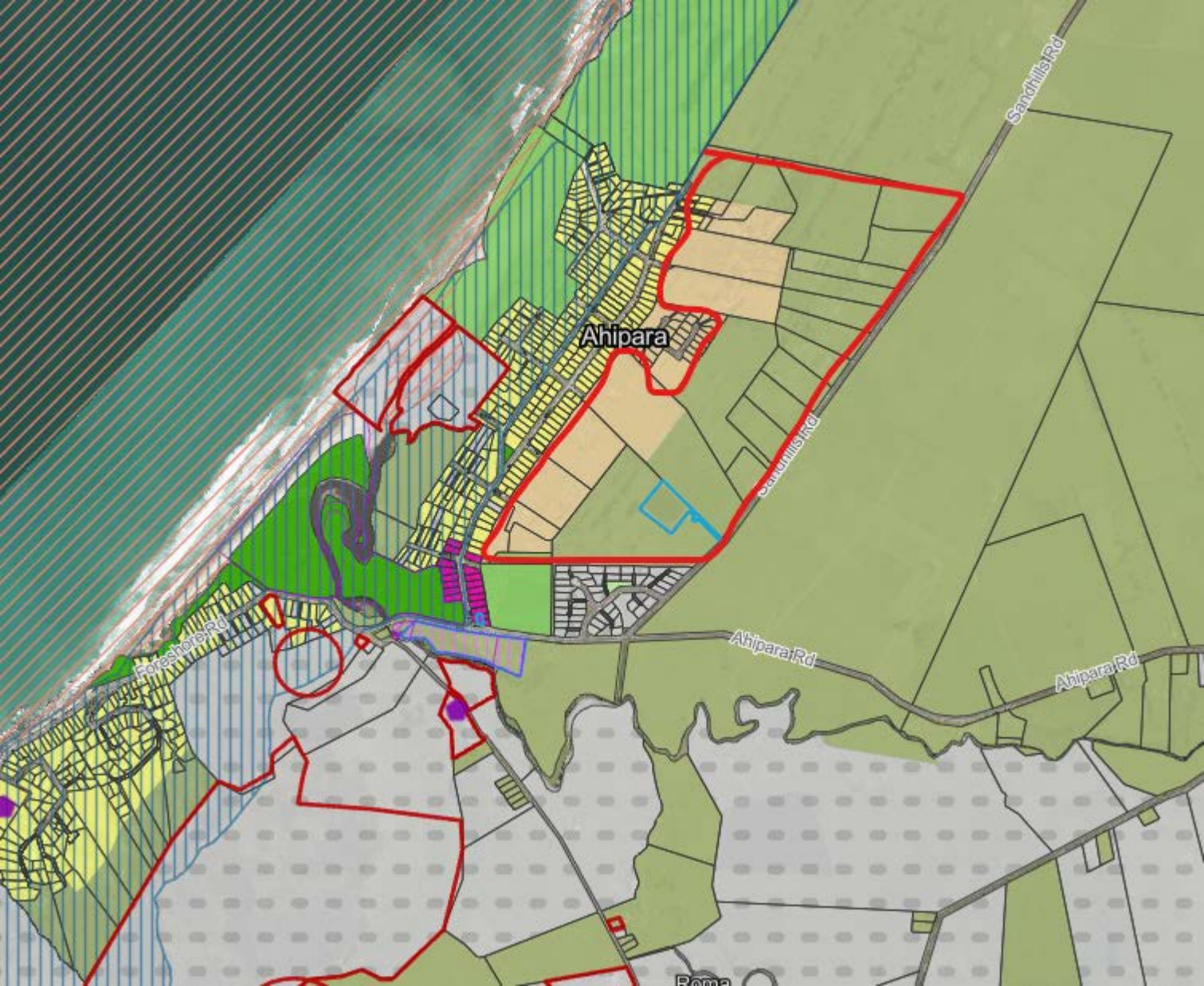
Legend

- Light Industrial
- Mixed Use
- Moturoa Island
- Māori Purpose - Rural
- Māori Purpose - Urban
- Natural Open Space
- Ngawha Innovation And Enterprise Park
- Open Space
- Orongo Bay
- Quail Ridge
- Rural Lifestyle
- Rural Production
- Rural Residential
- Settlement
- Sport And Active Recreation

Zones

- Airport
- Carrington Estate
- General Residential
- Heavy Industrial
- Horticulture Processing Facilities
- Hospital
- Kauri Cliffs
- Kororāreka Russell Township
- Light Industrial





Ahipara

Sandhills Rd

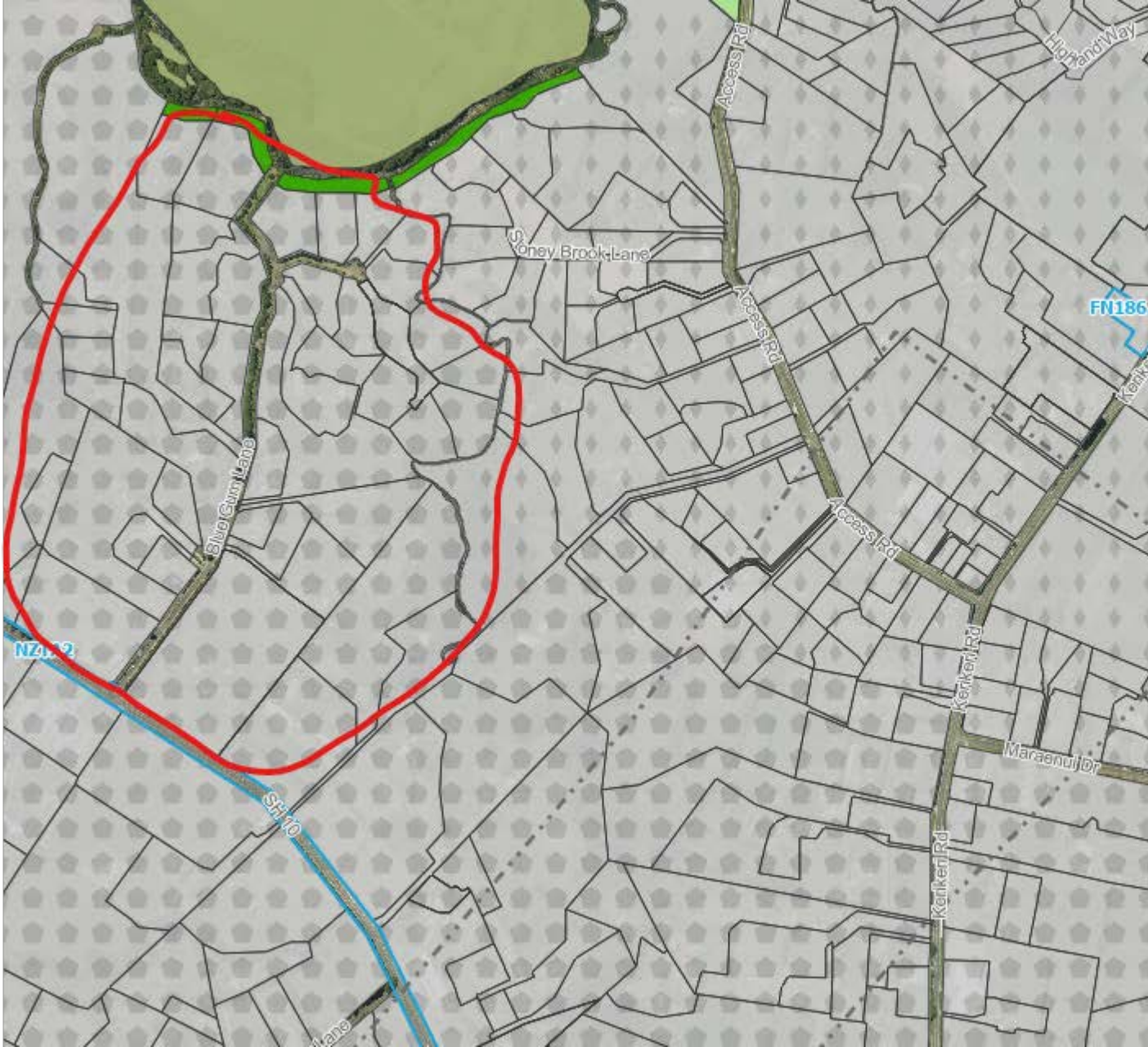
Foresters Rd

Ahipara Rd

Ahipara Rd

Roma





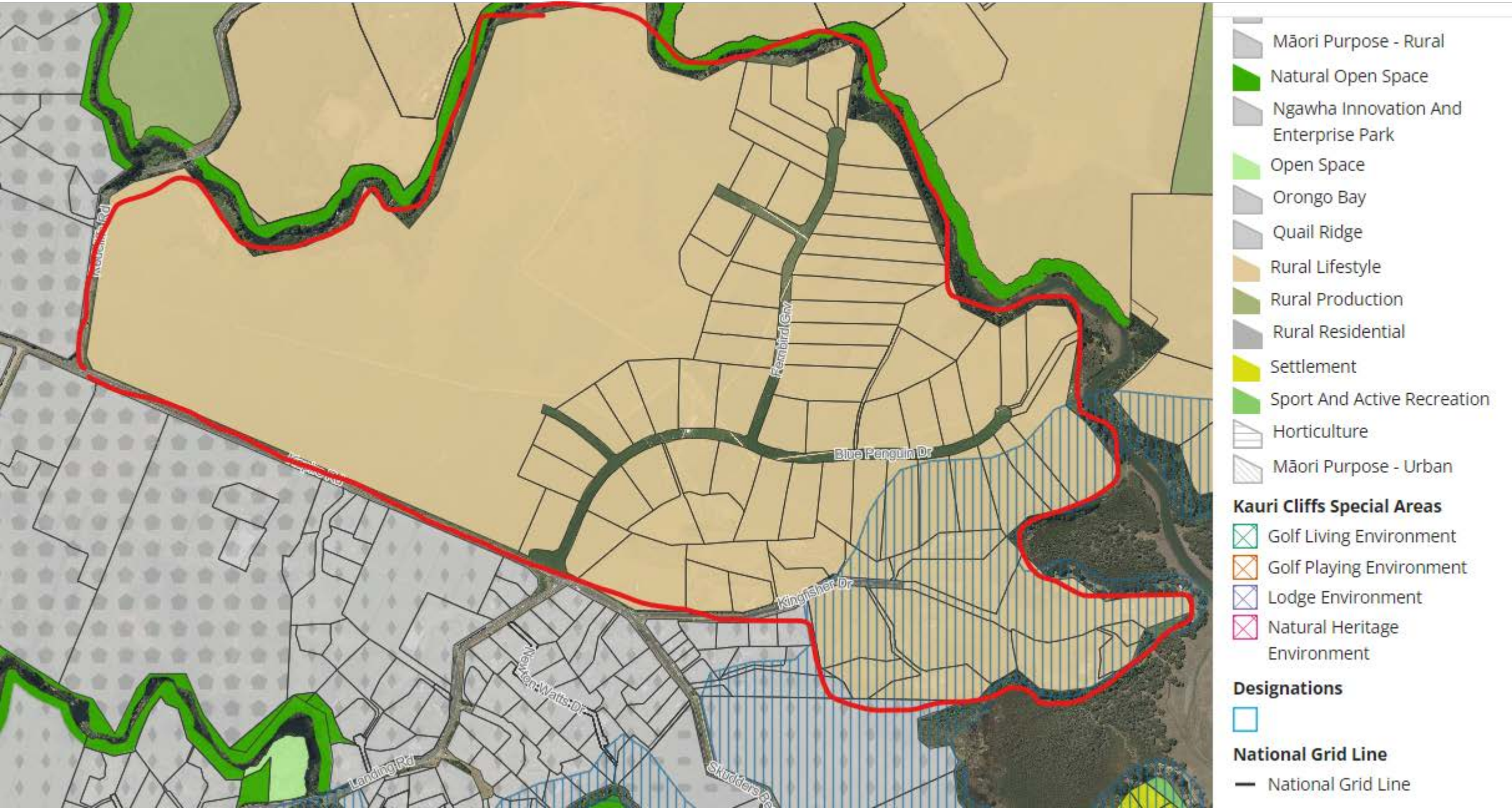
### Legend













- Orongo Bay
- Quail Ridge
- Rural Lifestyle
- Rural Production
- Rural Residential
- Settlement
- Sport And Active Recreation

### Zones

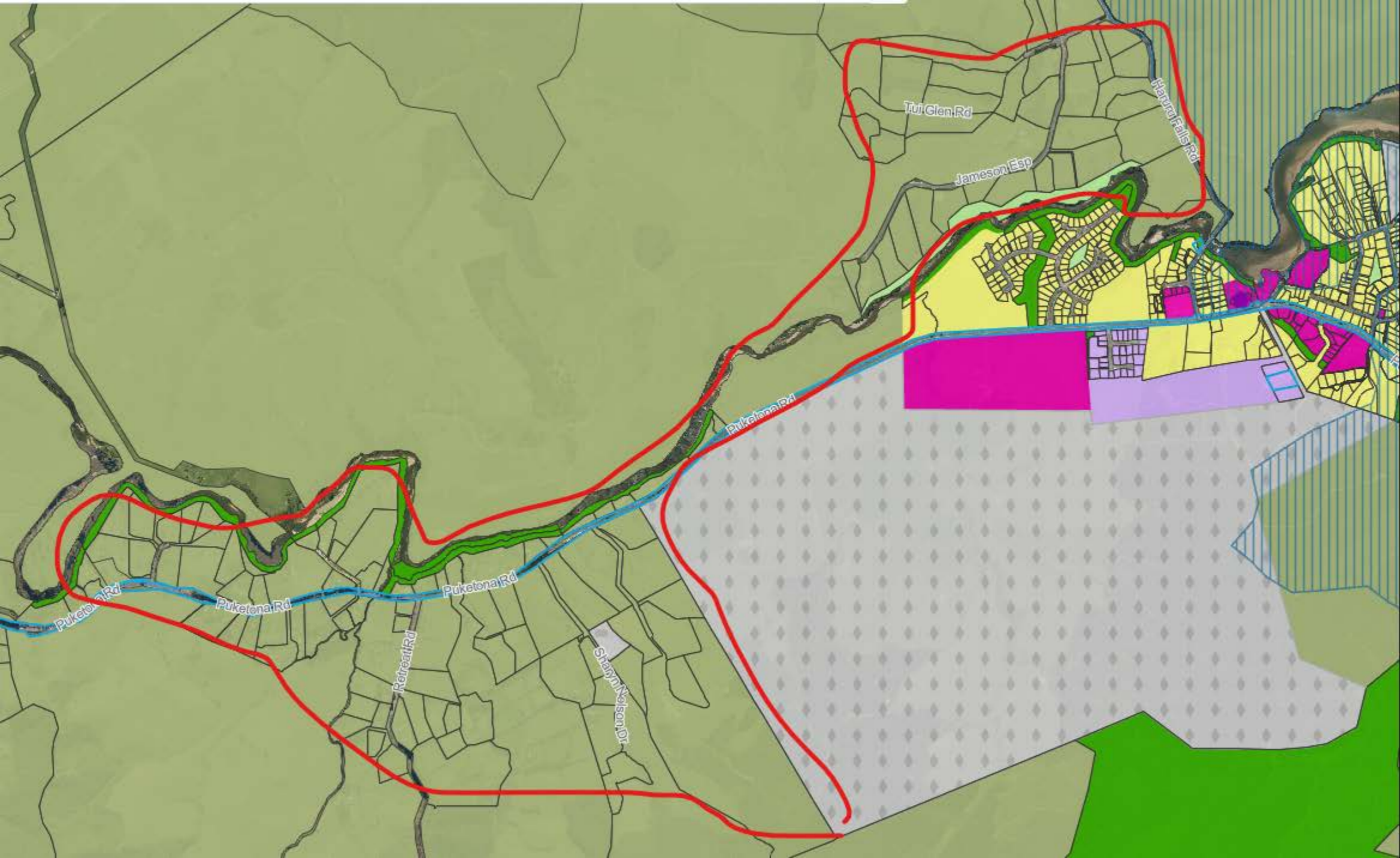
- Airport
- Carrington Estate
- General Residential
- Heavy Industrial
- Horticulture Processing Facilities
- Hospital
- Kauri Cliffs
- Kororāreka Russell Township
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- Mixed Use
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- Natural Open Space
- Ngawha Innovation And





-  Māori Purpose - Rural
-  Natural Open Space
-  Ngawha Innovation And Enterprise Park
-  Open Space
-  Orongo Bay
-  Quail Ridge
-  Rural Lifestyle
-  Rural Production
-  Rural Residential
-  Settlement
-  Sport And Active Recreation
-  Horticulture
-  Māori Purpose - Urban
- Kauri Cliffs Special Areas**
-  Golf Living Environment
-  Golf Playing Environment
-  Lodge Environment
-  Natural Heritage Environment
- Designations**
-  National Grid Line
-  National Grid Line





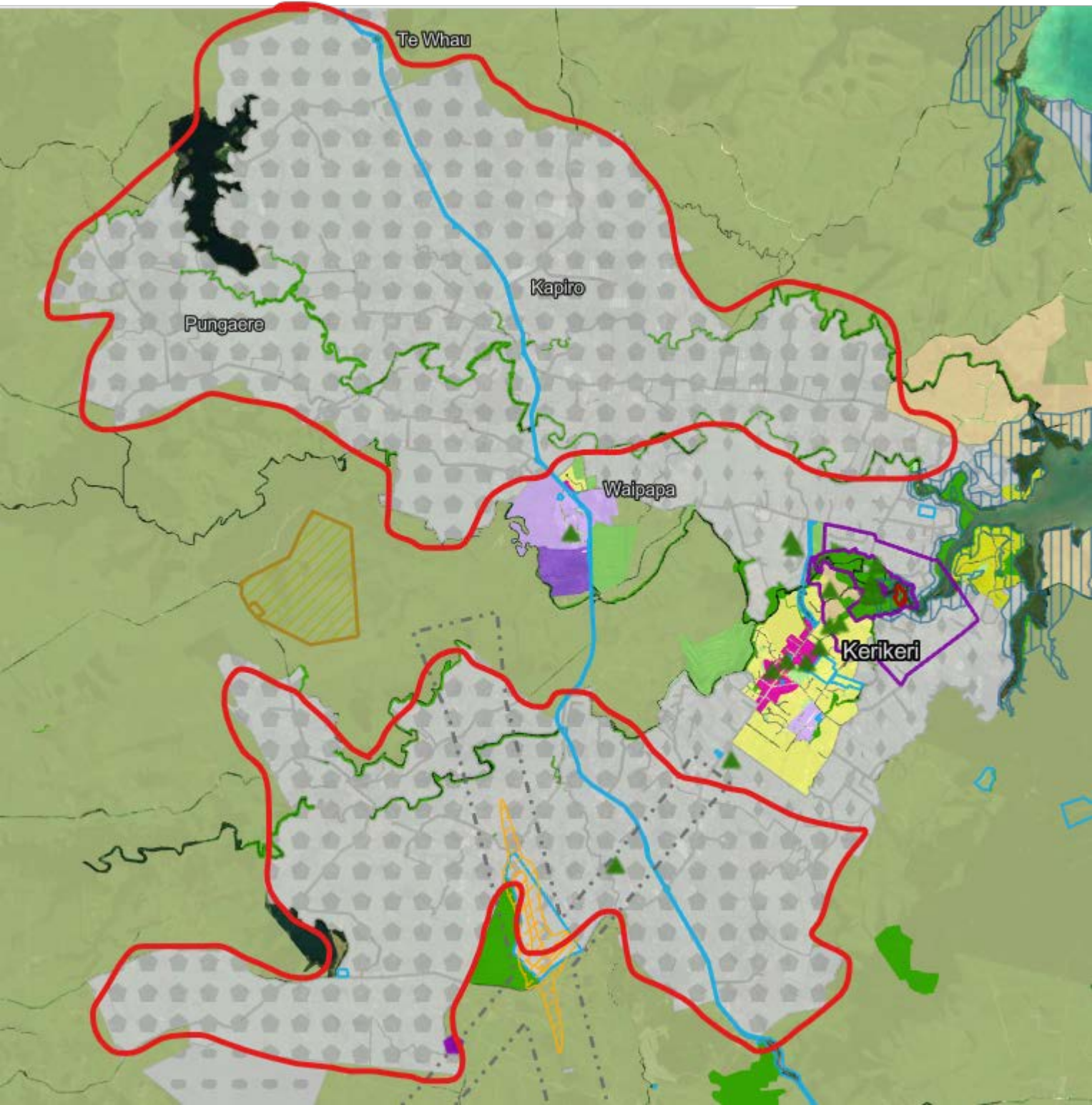
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Zones

- Airport
- Carrington Estate
- General Residential
- Heavy Industrial
- Horticulture Processing Facilities
- Hospital
- Kauri Cliffs
- Kororāreka Russell Towns





Te Whau

Pungaere

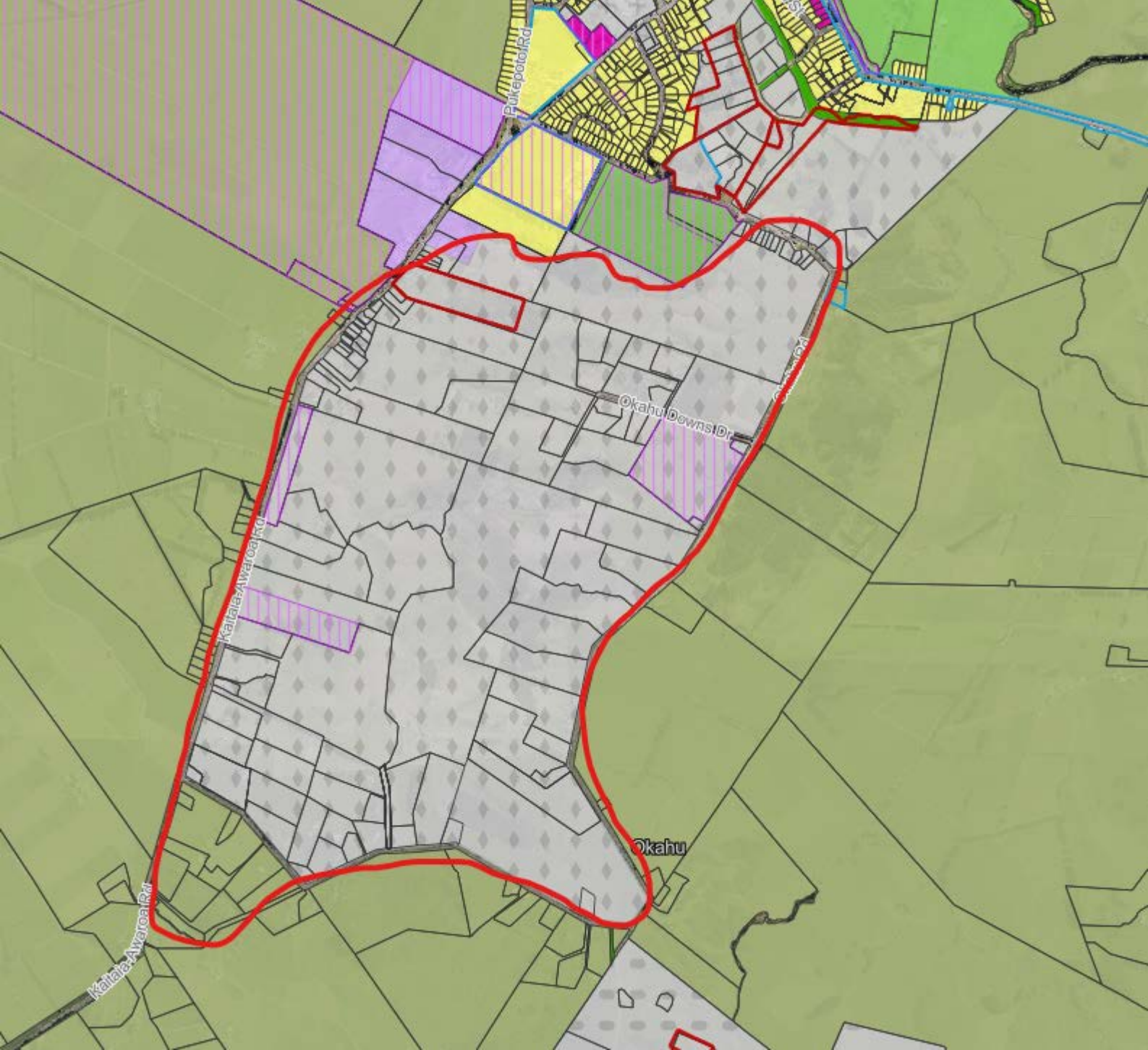
Kapiro

Waipapa

Kerikeri







Pukepoto Rd

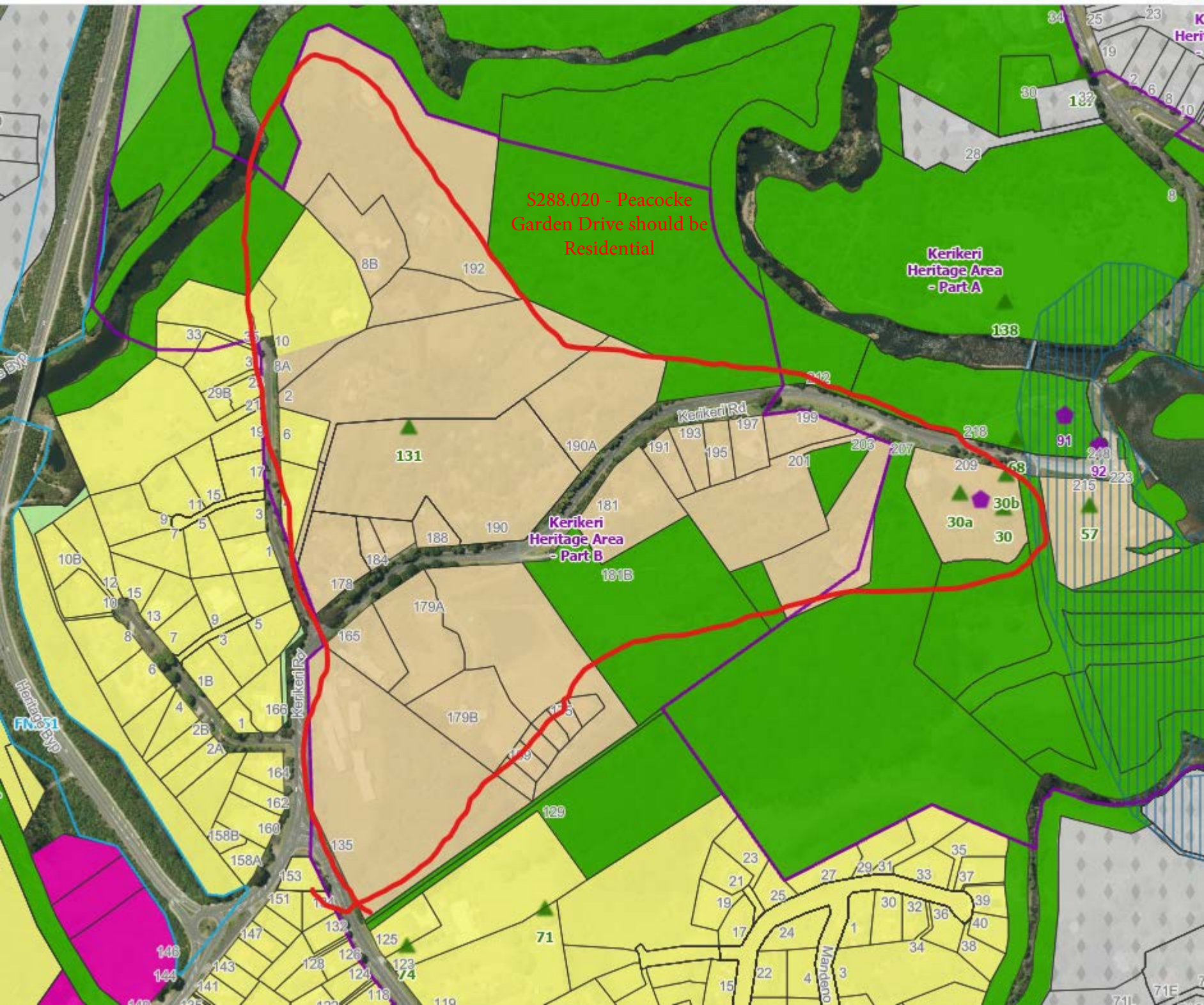
Okahu Downs Dr

Kaitiaki-Awaroa Rd

Kaitiaki-Awaroa Rd

Okahu





S288.020 - Peacocke  
Garden Drive should be  
Residential

Kerikeri  
Heritage Area  
- Part A

Kerikeri  
Heritage Area  
- Part B

Heritage Byp

Kerikeri Rd

Kerikeri By

Mandaro

146  
144

143  
141

128  
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71

129

179A  
179B

181B

188  
184

190A  
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10B

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1B  
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2B  
2A

164  
162  
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158B  
158A

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151

147  
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121

119

115

10B

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1B  
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2B  
2A

164  
162  
160

158B  
158A

33

35

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8A

29B

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10B

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8  
7  
6

1B  
4  
2B  
2A

8B

192

131

181

180A

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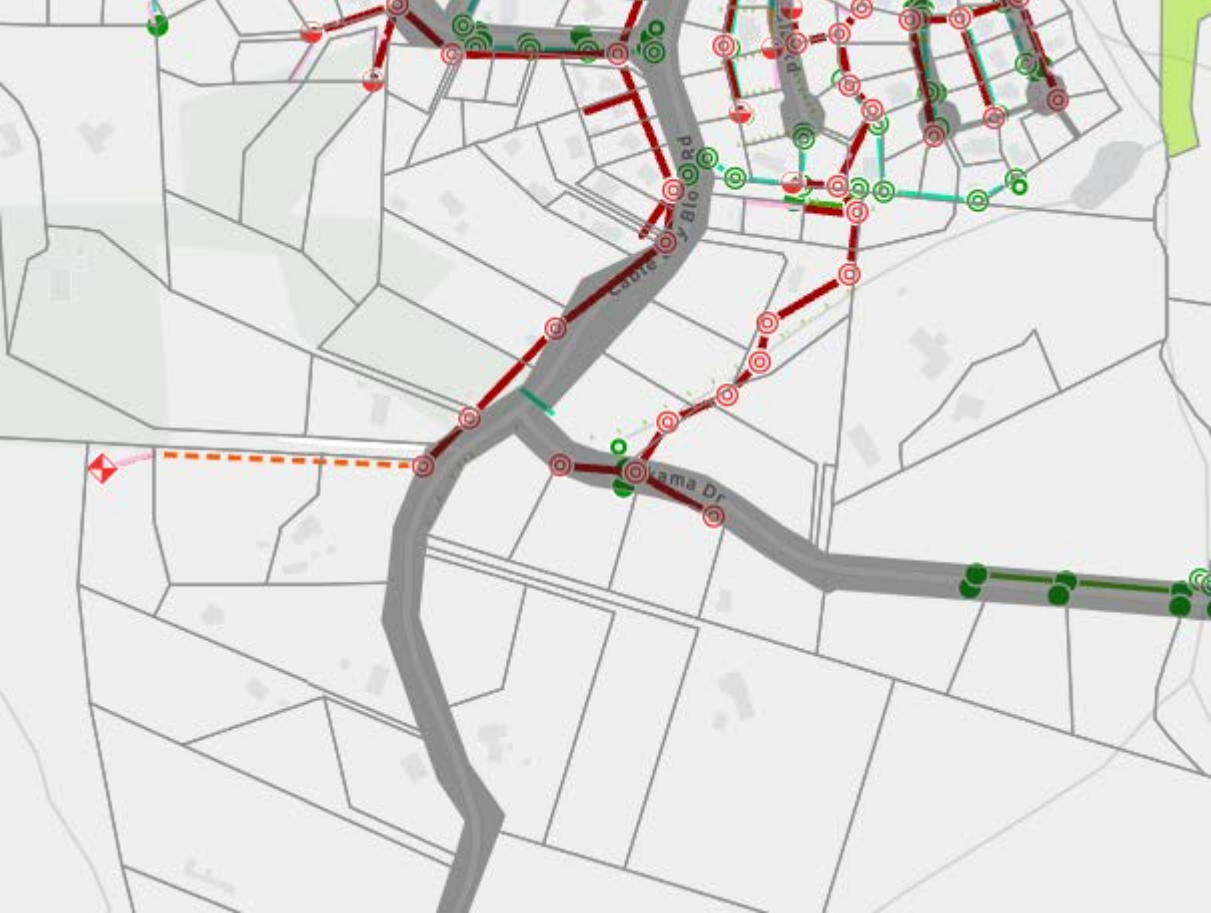
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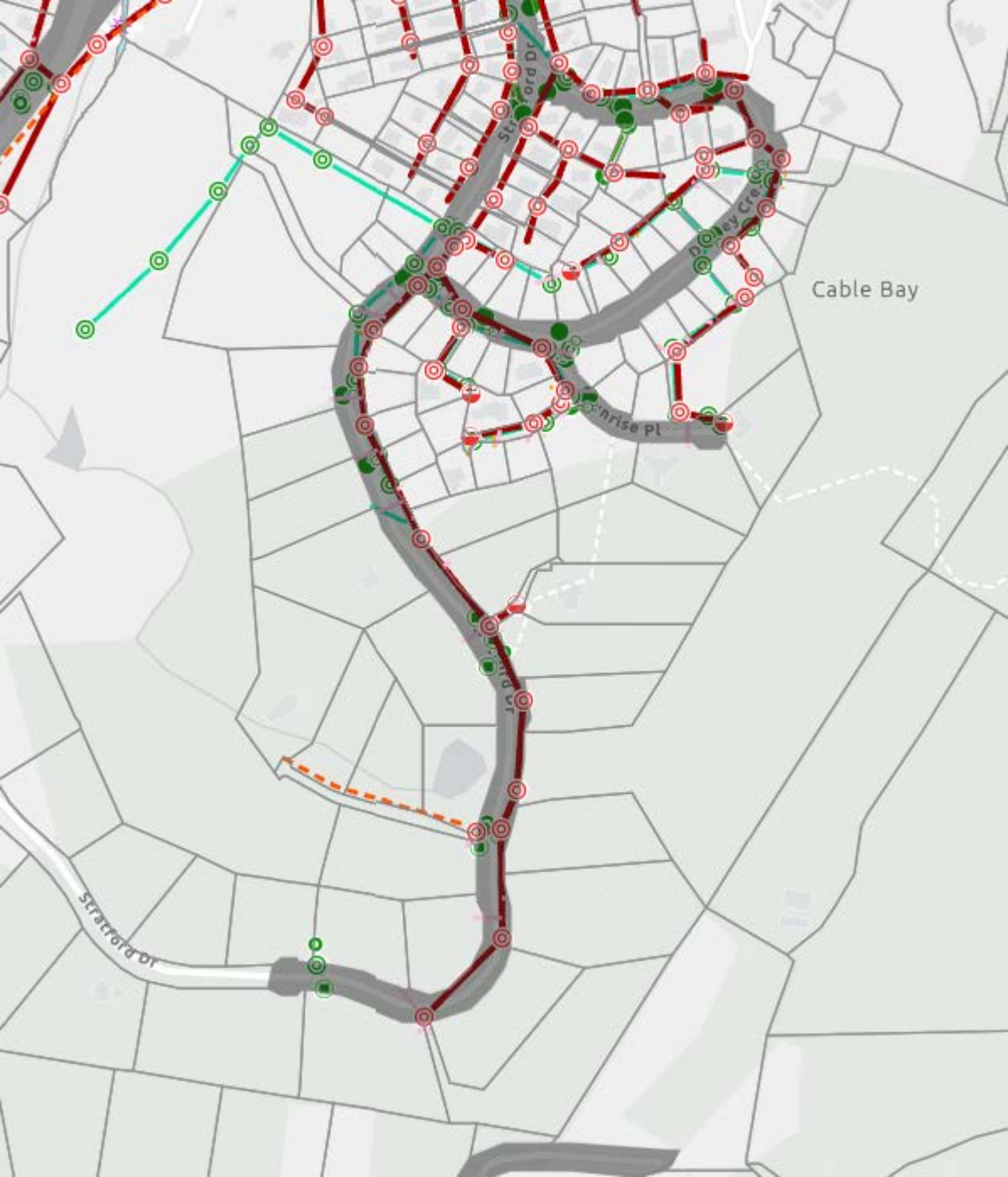
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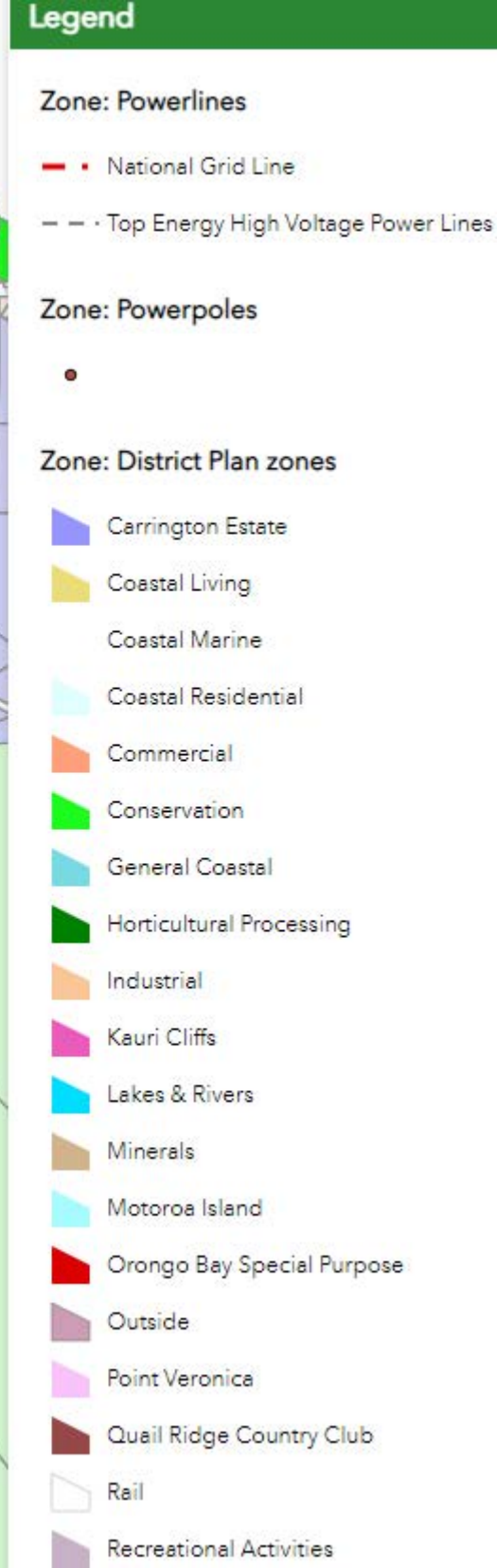
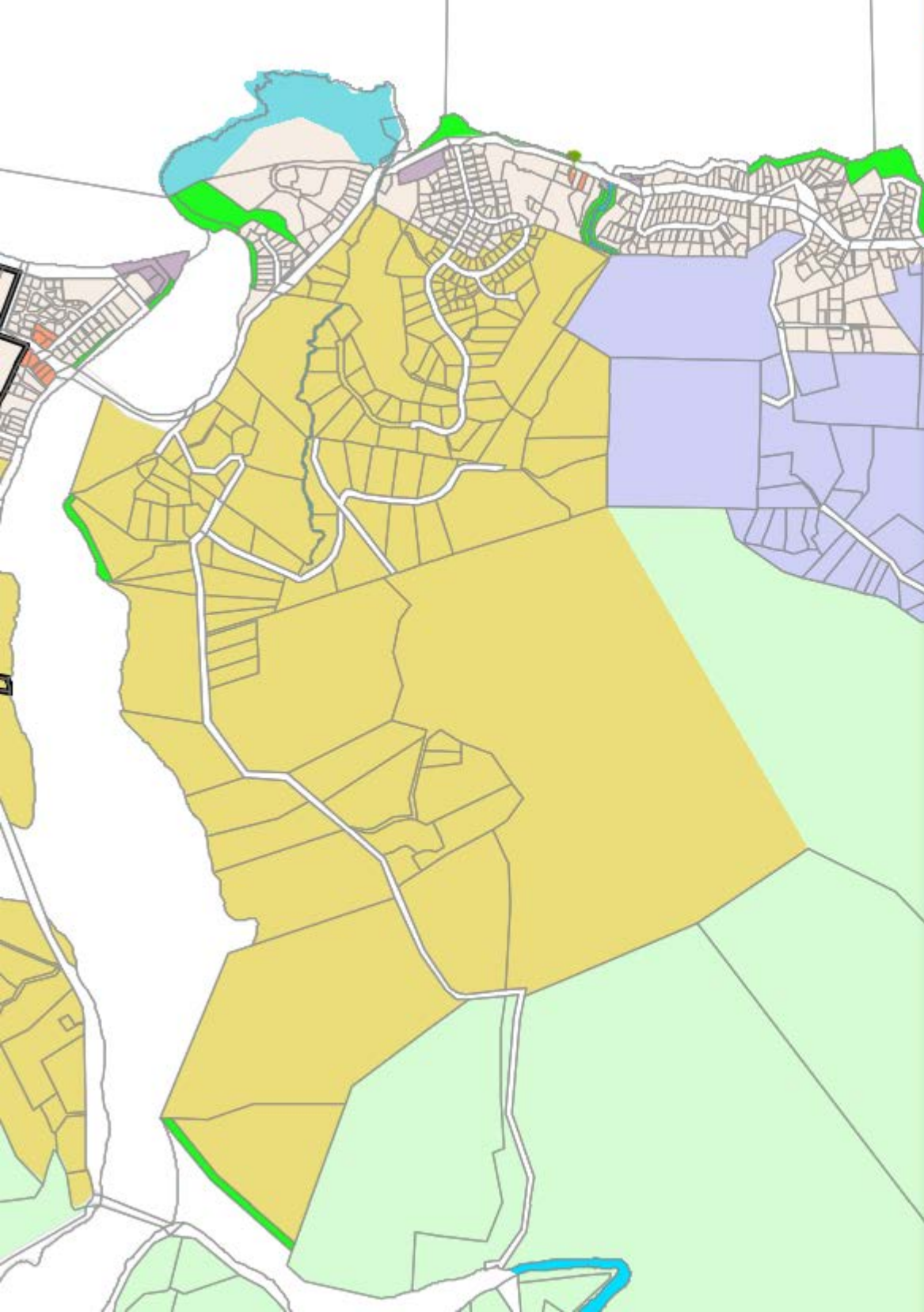
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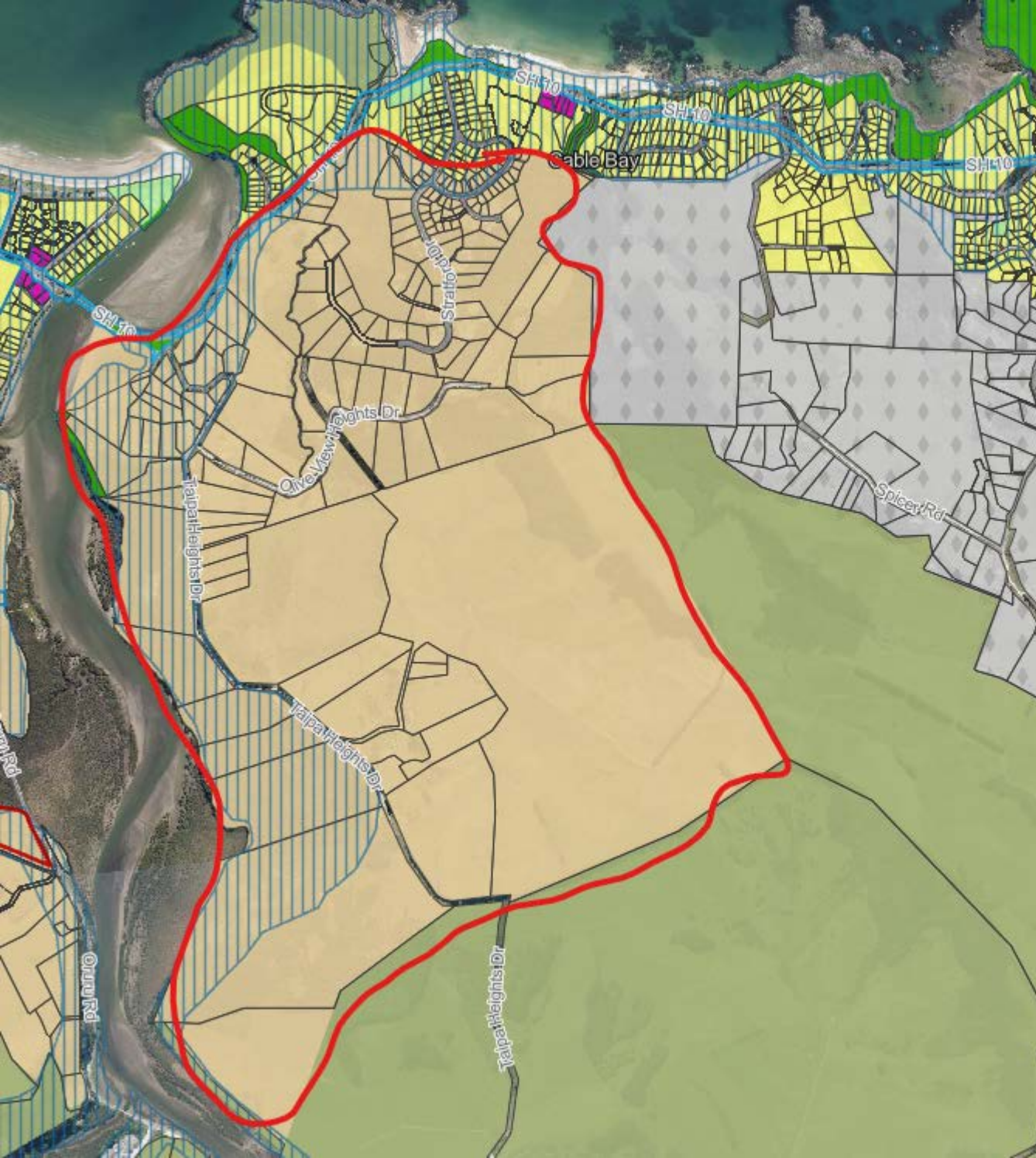












**Legend**

- Moturoa Island
- Māori Purpose - Rural
- Māori Purpose - Urban
- Natural Open Space
- Ngawha Innovation And Enterprise Park
- Open Space
- Orongo Bay
- Quail Ridge
- Rural Lifestyle
- Rural Production
- Rural Residential
- Settlement
- Sport And Active Recreation

**Zones**

- Airport
- Carrington Estate
- General Residential
- Heavy Industrial
- Horticulture Processing Facilities
- Hospital
- Kauri Cliffs
- Kororāreka Russell Township
- Light Industrial
- Mixed Use
- Moturoa Island

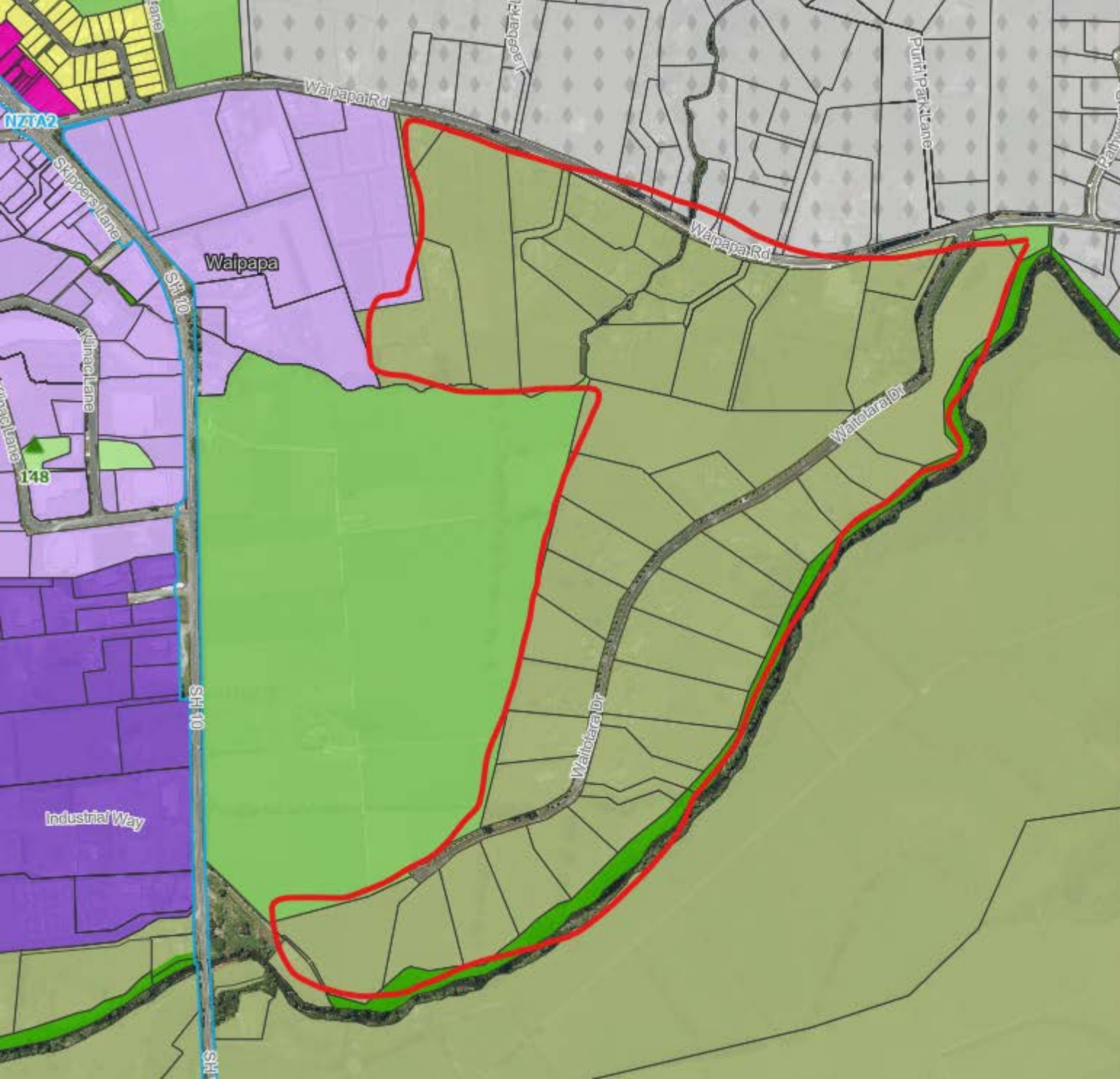




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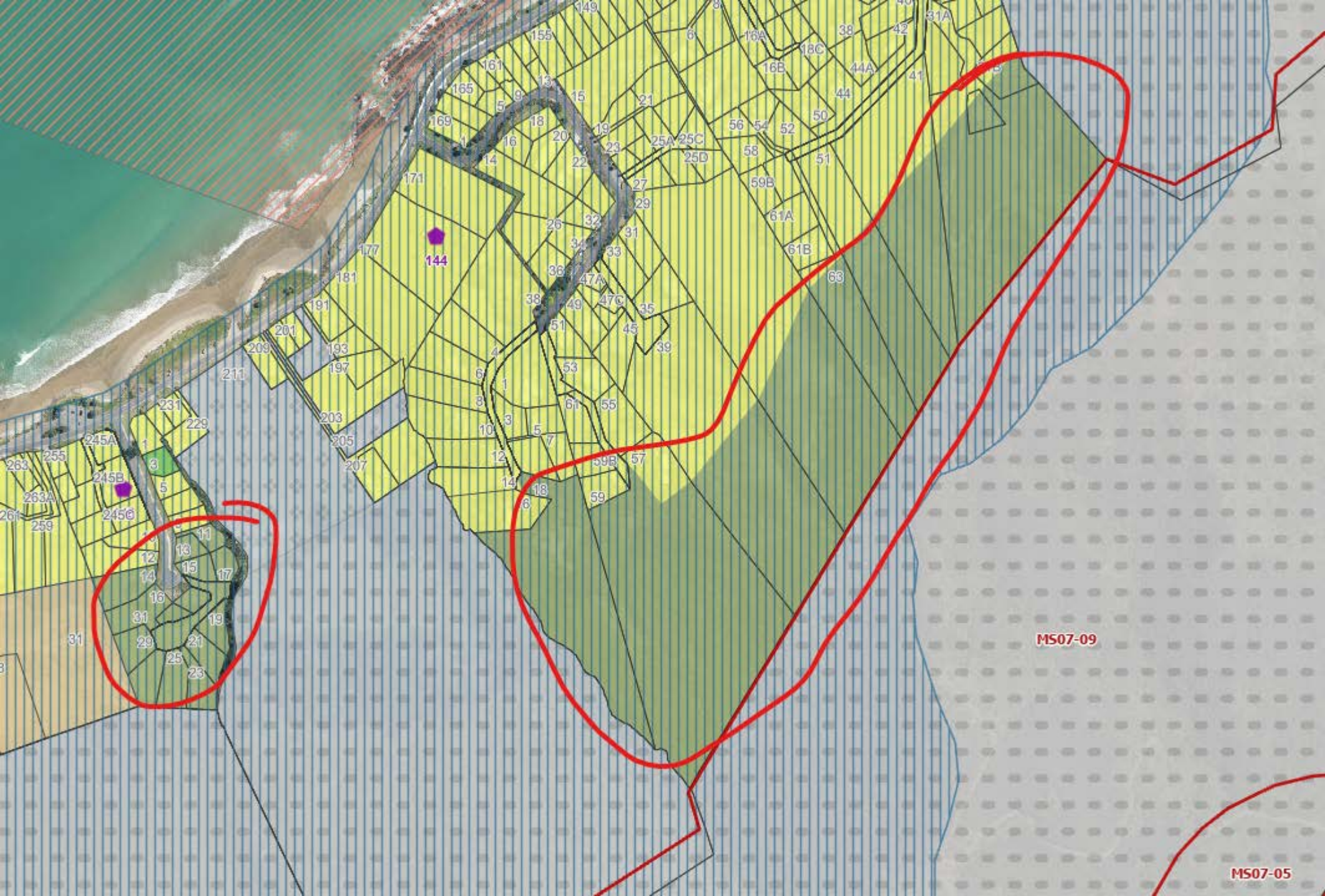
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MS07-09

MS07-05