



Kaikohe Service Centre

20 OCT 2022

Remember  
submissions  
close at 5pm,  
Friday 21  
October 2022

## Proposed District Plan submission form

Clause 6 of Schedule 1, Resource Management Act 1991

Feel free to add more pages to your submission to provide a fuller response.

Form 5: Submission on Proposed Far North District Plan

TO: Far North District Council

This is a submission on the Proposed District Plan for the Far North District.

### 1. Submitter details:

Full Name:	IAN Ray (Joe) Carr		
Company / Organisation Name: (if applicable)			
Contact person (if different):			
Full Postal Address:	703 Moturoa Rd, RD 1 OKAINAU 0275		
Phone contact:	Mobile: 0276015448	Home: 094019202	Work:
Email (please print):	joe.kate.carr@gmail.com		
2. (Please select one of the two options below)			
<input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission <input type="checkbox"/> I could gain an advantage in trade competition through this submission			
If you could gain an advantage in trade competition through this submission, please complete point 3 below			
3. <input type="checkbox"/> I am 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 effect of trade competition			
<input type="checkbox"/> I am not 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 effect of trade competition			
Note: if you are a person who could gain advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991			
The specific provisions of the Plan that my submission relates to are:			
(please provide details including the reference number of the specific provision you are submitting on)			
See attachment 1			



Confirm your position: <input type="checkbox"/> Support <input checked="" type="checkbox"/> Support In-part <input type="checkbox"/> Oppose <i>(please tick relevant box)</i>
<b>My submission is:</b> <i>(Include details and reasons for your position)</i> See attachment 1 + 2
<b>I seek the following decision from the Council:</b> <i>(Give precise details. If seeking amendments, how would you like to see the provision amended?)</i> See attachment 1 + 2
<input checked="" type="checkbox"/> I wish to be heard in support of my submission <input type="checkbox"/> I do not wish to be heard in support of my submission <i>(Please tick relevant box)</i>
If others make a similar submission, I will consider presenting a joint case with them at a hearing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do you wish to present your submission via Microsoft Teams? <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Signature of submitter:</b> <i>(or person authorised to sign on behalf of submitter)</i>  <b>Date:</b> 20.10.2022 <i>(A signature is not required if you are making your submission by electronic means)</i>

**Important information:**

1. The Council must receive this submission before the closing date and time for submissions (5pm 21 October 2022)
2. Please note that submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your submission will only be used for the purpose of the District Plan Review.
3. 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 submission form).



**Send your submission to:**

**Post to:** Proposed District Plan  
Strategic Planning and Policy, Far North District Council  
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 submission form to any Far North District Council service centre or library, from 8am – 5pm Monday to Friday.**

**Submissions close 5pm, 21 October 2022**

**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.*

**Note to person making submission**

Please note that your 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 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 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 no independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

**SUBMISSION NUMBER**

## Attachment 1

### IR (Joe) Carr My submission is

I support and commend the use throughout the notified PDP of the activity status Restricted Discretionary. This, I consider gives the community much certainty and reduces bureaucracy, and I support in principle other submissions for the greater use of restrictive discretionary status activities. I support the structure of this FNDC PDP.

S397.001

**Settlement Zone I support in part.** The Overview, Objectives and Policies. I support them in their entirety. This new Settlement zone is an appropriate zone in the District's suite of zones. However the imposition of the proposed Settlement Zone on Okaihau will cause an anomaly regarding lot sizes. Whether this issue should be addressed by changing district-wide SZ, rules as I have submitted, or having an "Okaihau" Settlement Zone is for the Council to ponder, but I think that it should be one or the other.

S397.002, S397.003 and S397.004

To minimise the DP's complexity I am submitting for a rule change to the district-wide SZ rules.

**Backdrop.** Recent Okaihau subdivisions of land adjacent to the Residential Zone under the Operative DP have resulted in lot sizes that are many times larger than the approximately 600 M2 lots that predominate at Okaihau. I think that there are advantages maintaining a similar level of intensity (lot size) to what previously prevailed, i.e. approximately 600m2. The village ambience of Okaihau is what it is because of its relatively close-knit spacial form. I am unaware of any septic tank soakage issues in Okaihau that would give reason to having much larger lots? It appears to me that the one size fits all approach of the Operative DP has short-comings at Okaihau.

### **Objections to the Settlement Zone Rules.**

**RSZ-R3** I submit that the Permitted Residential Activity threshold of 3,000m2 is too high and out of context with the long established and well accepted lot sizes found at Okaihau

**Relief sought:** Per residential unit:

- (1) Lower the Permitted Residential Activity PÉR-1 threshold to 1,500 M2.
- (2) Introduce a restricted discretionary status with an allowable threshold of 1000 M2, with matters of discretion restricted to the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites.

S397.005

(3) Introduce a discretionary (DIS-1) status activity with a minimum lot size of 600M2.

The activity status where compliance not achieved with this DIS-1 should be non-complying.

### **Proposed Far North District Plan Volume 1 Maps (27 July 2022)**

My mapping submission relates to *my 9.5910 ha property on Horeke Road Okaihau, with the legal description of Lot 2 Deposited Plan 336924*. This block is split zoned in the Operative DP with both Residential and Rural Production Zones. This zoning split has remained unchanged in the notified PDP. My property encircles the heritage area of St Catherine's Church and an adjacent SNA. I am essentially requesting for Settlement Zoning over most of this property.

The Settlement Zone Overview states "It is expected that the individual characteristics of each settlement will be recognised in the preparation and assessment of any resource consent application."

I tautoko this and submit that the PDP has the mechanics to consider at time of subdivision a comprehensive AEE and to ensure that during consent processing the evaluation all relevant matters occurs.

**Map 97 Okaihau I support in part.**

**S397.006**

I submit that there should be no reduction of the Settlement Zone on my property.

**Objection to Map 97** I submit that Council has not provided sufficient residential land for the foreseeable housing requirements in the Okaihau Settlement Zone. I know of no available sections for house development.

The PDP Overview records that Council has a responsibility under the RMA, the NPS-UD and the Northland Regional Policy Statement to ensure that there is sufficient land, integrated infrastructure networks, for housing and business to meet their expected demands.

**Relief sought:** I submit that the Okaihau Settlement Zone should be extended. **S397.007**

I further submit that, taking into account contour, aspect, amenity and existing services *9.5910 ha property on Horeke Road Okaihau, with the legal description of Lot 2 Deposited Plan 336924* has the best capacity of any land adjoining the Okaihau Residential Zone (ODP) for the provision of future housing lots.

Extending Map 97's settlement zone westward along Settlers Way (Horeke Road) will provide for the community's future housing needs for at least part of the life of the plan (10 years). I have attached a copy of PFNDP map 97 on which I have drawn the area approximate area that I think the Okaihau Settlement Zone should be to be extended to. I will present more detailed information at the hearing including contour maps, underlying geology and photography of the property.

Yours faithfully

I R (Joe) Carr  
Attachment 2

Schematic map of requested zone boundary change super imposed on Map 97 PFNDP

Attachment 3

C.O.T. (copy)



RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy



R. W. Muir  
Registrar-General  
of Land

Identifier **151100**  
Land Registration District **North Auckland**  
Date Issued 03 August 2004

Prior References  
NA129B/160

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Estate Fee Simple  
Area 9.5910 hectares more or less  
Legal Description Lot 2 Deposited Plan 336924

Registered Owners  
Ian Ray Carr

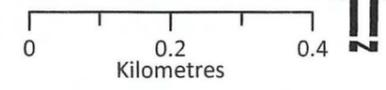
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Interests

Subject to Section 59 Land Act 1948 (affects part formerly CT NA75B/653 & NA24C/993)  
Subject to a telecommunication right (in gross) over part marked A on DP 336924 in favour of Telecom Corporation of New Zealand created by Transfer C103198.7 - 12.2.1990 at 12:27 pm  
Subject to a right of way, and electricity, telephone, communication, and water supply rights over part marked A on DP 336924 created by Transfer C154772.1 - 25.6.1990 at 9:01 am  
The easements created by Transfer C154772.1 are subject to Section 309 (1) (a) Local Government Act 1974  
Subject to a right of way and rights to convey water, electricity, telecommunications and computer media over part marked A and B on DP 336924 created by Easement Instrument 6101600.3 - 3.8.2004 at 9:00 am  
The easements created by Easement Instrument 6101600.3 are subject to Section 243 (a) Resource Management Act 1991  
11778579.2 Mortgage to Rita Anne Braem - 30.6.2020 at 12:01 pm  
11778579.3 Mortgage to Lester Frank Carr and Graham Macpherson Jones - 30.6.2020 at 12:01 pm

RMA Sec 36Z





**Legend**

- Notable Tree
  - Heritage Item
  - Designation
  - Sites & Areas of Significance to Māori
  - Outstanding Natural Feature
- Zone**
- Māori Purpose - Rural
  - Natural Open Space
  - Rural Production
  - Rural Residential
  - Settlement
  - Sport And Active Recreation



27	28
34 <span style="border: 1px solid red; padding: 2px;">97</span>	35 <span style="border: 1px solid blue; padding: 2px;">96</span> <span style="border: 1px solid blue; padding: 2px;">98</span>
40	<span style="border: 1px solid blue; padding: 2px;">102</span> 41 <span style="border: 1px solid blue; padding: 2px;">103</span> <span style="border: 1px solid blue; padding: 2px;">104</span>

**NOTE**  
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road.

**DISCLAIMER**  
Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the Far North District Council cannot accept any responsibility for such errors and omissions.