



Follow up to
Submission #321
LUCNET

Remember
submissions
close at 5pm,
Friday 21
October 2022

Proposed District Plan submission form

FS326

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:	Mererana Givie		
Company / Organisation Name: (if applicable)	H Piri & Associates Ltd.		
Contact person (if different):			
Full Postal Address:	4 Dore Rd Awanui		
Phone contact:	Mobile: 021922716	Home:	Work:
Email (please print):	mererana@tehikuiwi.com		

2. (Please select one of the two options below)

- I could not gain an advantage in trade competition through this submission
 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. 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
- 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)

Part 3 - Area Specific Matters - Rural Zones - rural production
 Part 2 - District wide matters
 Zoning application - 231 Ahupara Road
 Currently Zoned Rural production
 Rural Residential



Confirm your position: Support Support In-part Oppose
(please tick relevant box)

Current Zoning application

My submission is:

(Include details and reasons for your position)

(rural productive)

Current zoning application is not a 'fit' for current lot size, location, use or soil type.

The protection of rural production zones is not a relevant principle for this land lot and the land is unlikely to achieve intended outcomes of the zoning application 'rural productive'.

The land would be a better fit as 'rural residential' and zoning

I seek the following decision from the Council:

(Give precise details. If seeking amendments, how would you like to see the provision amended?)

Category should change as such.

A change of zoning category applied to 231 Anupara Road in proposed district plan from 'rural productive' to 'rural residential'.

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

(Please tick relevant box)

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

Yes No

Do you wish to present your submission via Microsoft Teams?

Yes No

Signature of submitter:

(or person authorised to sign on behalf of submitter)

Date:

17/7/23

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

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).

SEE
ATTACHED
DOCUMENT





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

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 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 not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

SUBMISSION NUMBER

Follow up submission to support: Proposed District Plan Submission #321

Request to expand scope of submission, premise and application of decision on submission to include 231 Ahipara Road, Ahipara

Mereraina Grbic – Director, H Piripi & Associates Ltd

28/08/2023

Statements in support of District Plan submission #321 and further request to expand scope of application for consideration and final decision

- Submission attached is a follow up submission to #321 LUGNET.
 - 1. Support change of zoning rules applied to Albatross Alley, Poseidon Way and Weka Street in Ahipara.**
 - a) *We support the premise of submission #321 to re-zone areas in Ahipara residential area currently zoned rural productive.*
 - b) *Agree with submission premise that identified characteristics of noted areas that are obviously better suited to Rural Residential or Residential zoning rules.* FS326.001
 - 2. Seek to expand application of decision on submission #321 by Lugnet to include 231 Ahipara Road.** *Request scope expanded to incorporate 231 Ahipara Road on the premise that this land lot has similar characteristics to areas noted in original submission.*
 - a) Agree inclusion of additional property details provided in follow up submission as necessary to inform submission process going forward on the basis of consistent premise, context and outcomes. And for efficient application of resource in due process.
 - b) Make necessary considerations to expand application of decision/s made with regard to submission #321 – specifically consider and decide on re-zone of 231 Ahipara road from rural productive to rural residential. Alongside Albatross Alley, Poseidon Way and Weka Street Ahipara locations provided for specifically in submission #321. provided in this follow up submission in final decision.
 - 3. Shared premise** - Current zoning applications are not fit for purpose. Land parcels in Ahipara require more specific strategic review of zoning provision based on unique characteristics of land & location. With special consideration to strategic objective of FNDC to support growth in demand for housing. The proposed expanded application of the submission and decisions on the district plan is timely to support the critical needs of our community. It provides an obvious opportunity to support incremental growth in demand for housing in Ahipara, without putting additional pressure on existing infrastructure systems that are at capacity and/or require significant investment in upgrade.
 - 4. Shared situational context** - The land at 231 Ahipara Road is located at the 'gateway' to Ahiparapara, where a pou was recently erected to signal

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welcome and entry to Ahipara township. The land borders Ahipara School, and is within short walking distance of the settlements main 'town area' – School, shops. Rarawa Rugby Club rooms and sports fields are directly opposite. The Sandhills subdivision, which consists of dozens of small residential size lots is also situated closer in proximity to Kaitaia and surrounding rural farms than our property.

Specific detail to support follow up request to submission #321 – to agree extended scope for consideration and decision making

- It is our position, that continued categorisation of this property as rural production does little to achieve the intended outcomes of the principles and policies that apply in the district plan. And although we acknowledge the council has a responsibility under the [RMA](#) and the Northland Regional Policy Statement to *'manage the rural [land](#) resource to provide for the economic, social and cultural well-being of people and communities, protect highly [versatile soils](#), and avoid reverse sensitivity [effects](#) on [primary production](#) activities'* I believe our reasoning above demonstrates that there is little relevance between this property and the requirements of the Act.
- It is also our view that the property is better suited to the zoning principles, policies and regulatory aspects of the Rural Residential zone. As an opportunity provide for residential living in a way that does not further fragment productive land and reverse sensitivity effects on the District's primary sector.
- We believe that re-categorising this property to Rural Residential zone will provide an opportunity for people to enjoy a spacious, peri-urban living environment located close to a settlement. As it is located on the fringe of the District's settlements and provides a transition to the surrounding Rural Production zones.
- 231 Ahipara road has had residential occupancy (by our family) since the early 1900's. Our family has owned the land for generations. The land has historically been used for agricultural activity, however scale of stock and productive activity from land has diminished to stock as supply for personal/family use. Up until 70's ownership interests and access to larger productive land for agriculture purposes relied on my great-great grandfather Kingi Phillips sole ownership of adjacent land blocks – the 21 acres at 231 Ahipara Road in this submission were once part of total 70+ acres. Ownership interests of adjacent land blocks have been fragmented over time. It is extremely unlikely that the land will provide opportunity for productive agri activity, now or in the future.

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- Current zoning category of rural production is not a 'fit' for the current land size, location, use, and soil type. 231 Ahipara is a minor rural lot (5acres). Although currently zoned rural productive, it has characteristics better suited to support growth of housing demands. NRC soil maps show that much of the area has poor quality soil (grade 6). The only identifiable area of high quality soil is located near the river in a flood zone, which will never be suitable for residential build. The current state - underproductive soil on a small lot of land leaves us with minimal options to engage in rural production at a scale that is of economic value. The intended purpose of rural production zone rules, to protect highly versatile soils, is not an issue in this case because the soil quality is poor.
- The restrictions under current zoning application limit potential for future subdivision and residential builds. Furthermore they provide un-reasonable prohibitions on future use of the land and our ability to achieve higher value social, economic and cultural outcomes for our whānau.
- Although the land at 231 Ahipara land no longer supports productive farming activity, we hope to provide for future individual ownership interests of other family members who show an interest in building and living in Ahipara. Homes in Ahipara have become increasingly scarce over the last decade for Māori whānau who whakapapa to Ahipara, due to the continued popularity of the community for residential settlement and high cost of homes in comparison to other areas in the Far North. Planning for the growth of Ahipara is an obvious priority.
- Previous agricultural activity has left the land bereft of the trees and plants it needs to regenerate soil health. And it has polluted the river that boundaries the property. We intend to plant extensively on the property, rather than continue to strip the land of its remaining bare nutrients.