

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:	River Edge Properties Limited		
Company / Organisation Name: (if applicable)			
Contact person (if different):	Wayne Smith, Zenith Planning Consultants		
Full Postal Address:	12 Halyard Loop, Watea, Haruru		
Phone contact:	Mobile: 021 2023898	Home:	Work:
Email (please print):	wayne@zenithplanning.co.nz		

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

I **could not** 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)

The zoning of land at 514 Puketona Road, Haruru to be changed from the proposed zoning which is a mixture of Rural Production and General Residential to be entirely zoned Rural Residential.

Legal description is Lot 1 DP 531141



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

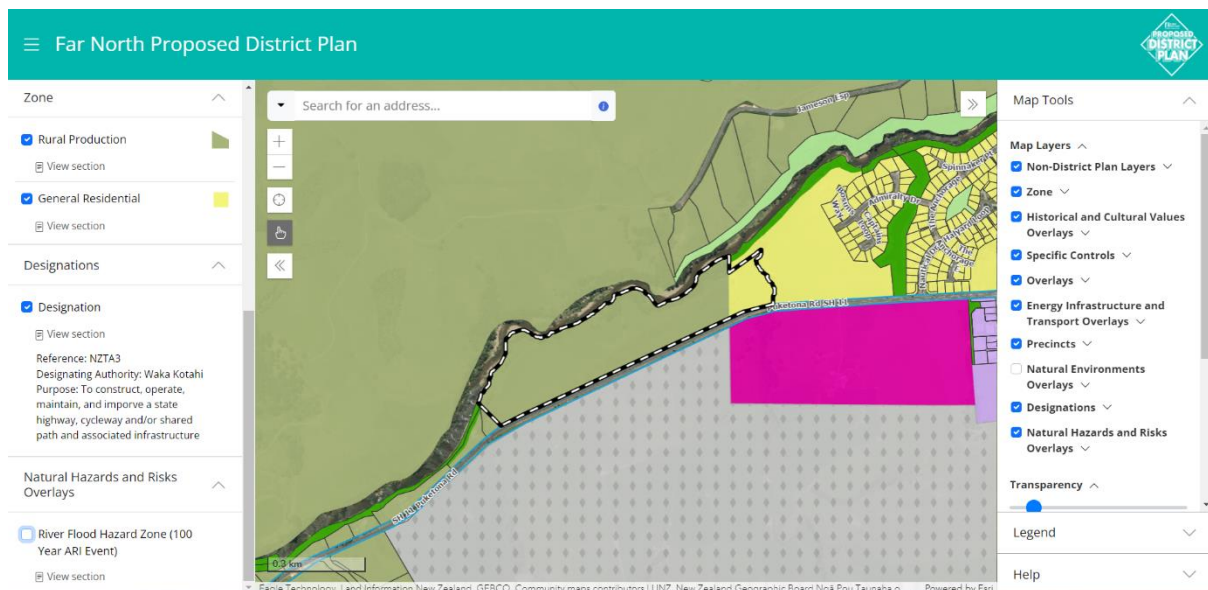
My submission is:

A review of the proposed plan zoning in relation to the above property has been completed and the proposed zoning is Rural Production with a small portion of land zoned also zoned General Residential.

It is contended that the zoning is better suited as a lifestyle zone with a rural bias and on this basis, this submission, requests the change. The proposed zoning which is sought is Rural Residential and would apply to the entire site.

The reasons as to why this zoning is appropriate are as follows:

- The proposed zoning for the site includes General Residential and Rural Production and is sought to be changed to Rural Residential as this will provide a transition from developed General Residential located within the Watea residential development to larger and productive Rural Production zoned land to the west of the site.
- Part of the site is proposed to be zoned General Residential and there is a preference for adjoining land to be Rural Residential rather than transitioning straight to Rural Production where reverse sensitivity issues could ensue.
- The land is not productive and does not contain highly versatile soils. It can only be used for low level pastoral grazing with this parcel of land subdivided and sold off from the main pastoral farming lot (located on the southern side of Puketona Road) for this reason. It is noted that the productive pastoral farming lot on the southern side is proposed to be zoned Rural Residential.
- The land located to the west of the site are a number of lifestyle properties which end at Lily Pond Lane. There are a number of 2000m² lots with some also slightly larger. This area is similar in character which in reviewing the intent of the Rural Residential Zone reflects these attributes. The re-zoning would increase the potential of the site to provide for social and economic well-being.
- The future development of Watea/ Haruru is to progress west providing that core infrastructure can be provided. A Rural Residential zoning offers this future intensification and provides an interim transition.
- The former landing strip located on the site has modified the lot's contours
- The zoning would enable the lot to have domestic levels farming activities and onsite servicing.
- Rezoning the land to Rural Residential would not conflict with the relevant objectives and policies of the zone.





I seek the following decision from the Council: To change the zoning of the land to Rural Residential	S219.001 & S219.002
<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 (Please tick relevant box)	
If others make a similar submission, I will consider presenting a joint case with them at a hearing <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Do you wish to present your submission via Microsoft Teams? <input type="checkbox"/> Yes <input type="checkbox"/> No We could if this is more convenient	
Signature of submitter: (or person authorised to sign on behalf of submitter) Date: 20th October 2022 (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).

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

219