

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:	Elizabeth Irvine		
Company / Organisation Name: (if applicable)			
Contact person (if different):	Thomson Wilson Law Attention: Caroline Sharp		
Full Postal Address:	PO Box 1042 Whangārei 0140		
Phone contact:	Mobile:	Home:	Work: (09) 430 4380
Email (please print):	cws@thomsonwilson.co.nz		
<p>2. (Please select one of the two options below)</p> <p><input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission</p> <p><input type="checkbox"/> I could gain an advantage in trade competition through this submission</p> <p><i>If you could gain an advantage in trade competition through this submission, please complete point 3 below</i></p>			
<p>3. <input type="checkbox"/> I am directly affected by an effect of the subject matter of the submission that:</p> <p>(A) Adversely affects the environment; and</p> <p>(B) Does not relate to trade competition or the effect of trade competition</p> <p><input type="checkbox"/> I am not directly affected by an effect of the subject matter of the submission that:</p> <p>(A) Adversely affects the environment; and</p> <p>(B) Does not relate to trade competition or the effect of trade competition</p> <p><i>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</i></p> <p>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)</p> <p>The Rural Residential zone and rules SUB-S1 and RRZ-R3.</p>			



Confirm your position: <input type="checkbox"/> Support <input checked="" type="checkbox"/> Support In-part <input type="checkbox"/> Oppose <i>(please tick relevant box)</i>
My submission is: <i>(Include details and reasons for your position)</i> Please refer to Schedule 1
I seek the following decision from the Council: <i>(Give precise details. If seeking amendments, how would you like to see the provision amended?)</i> Please refer to Schedule 1
<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 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 TBC
Signature of submitter: <i>(or person authorised to sign on behalf of submitter)</i>  Date: 04.10.22 <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

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

Schedule 1 – Submission of Elizabeth Irvine

SUBMISSION ON THE PROPOSED FAR NORTH DISTRICT PLAN

To: Proposed District Plan – Strategic Planning and Policy
Far North District Council
Kaikohe

pdp@fndc.govt.nz

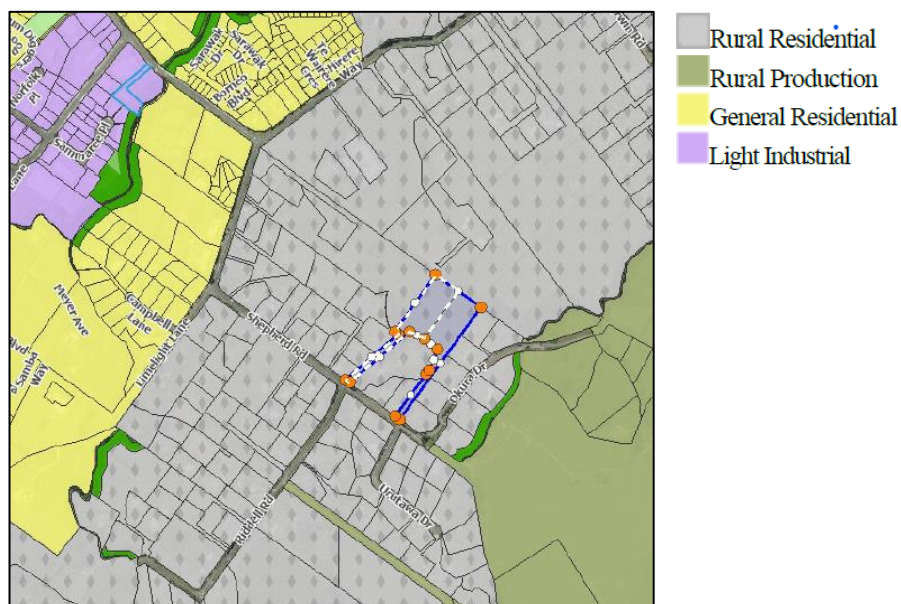
Name of Submitter: Elizabeth Irvine

Address: c/- Thomson Wilson Law
P O Box 1042
Whangarei 0140
Attention: Caroline Sharp

Introduction and Scope of Submission

1. This is a submission on the Proposed Far North District Plan (**Proposed Plan**) by Elizabeth Fines Irvine. The Proposed Plan was notified by the Far North District Council (**Council**) on 27 July 2022 and is open for submissions until 21 October 2022.
2. Ms Irvine owns the land at 70 Shepherds Road, Kerikeri (legally described as Lot 4 DP 335593) and the estate of her husband, Balfour Everton Irvine owns the adjoining land at 90 Shepherds Road (legally described as Lot 5 DP 335593) (**Land**). This submission concerns those parts of the Proposed Plan that relate to the use and development of the Land, as shown in Figure 1 below.

Figure 1 – Proposed Plan zoning map of the Land



3. Ms Irvine could not gain an advantage in trade competition through this submission.

Primary Submission

S39.001

4. Ms Irvine supports the Land being zoned Rural Residential (**RRZ**) under the Proposed Plan. Thus, recognising that this land may be up zoned over time to an urban zone as required to cater growth.

S39.002

5. Ms Irvine supports the minimum allotment size for a discretionary activity subdivision within the RRZ being reduced to 2,000m² from 3,000m² under the Rural Living zone in the Operative Far North District Plan.

6. However, Ms Irvine opposes the minimum allotment size of 4,000m² for a controlled activity subdivision within the RRZ. Ms Irvine considers that:

S39.003

- (a) The minimum allotment size for controlled activity subdivision should be reduced to 3,000m².
 - (b) Likewise, the minimum site area per permitted residential unit should be reduced to 3,000m².
 - (c) This would be consistent with the approach taken for discretionary activity subdivisions within the RRZ.
 - (d) It will also reflect the role of the RRZ in providing a peri-urban living environment and a transition to the Rural production and/or Rural lifestyle and Horticulture zones.
7. In addition:
 - (a) There are a large number of sites within the RRZ with allotment sizes ranging from just under 2,000m² to 4,000m².
 - (b) It would be appropriate to recognise this pattern of development by including a new restricted discretionary activity for subdivisions with a minimum allotment size of 2,500m² in the RRZ.
 - (c) Similarly, a new restricted discretionary activity for one residential unit within a site area of at least 2,500m² should be included in the RRZ rules.

- (d) This would be make it easier for subdivisions to occur within the RRZ, while maintaining the existing lifestyle block character of the areas subject to this zoning.

Decision Sought

8. The decision sought by Ms Irvine is that:

- (a) Rule SUB-S1 be amended as follows:

SUB-S1		Minimum Allotment sizes		
Zone	Controlled Activity	<u>Restricted Discretionary Activity</u>	Discretionary Activity	
[...]	[...]	[...]	[...]	
Rural Residential	4,000m ² <u>3,000m²</u>	<u>2,500m²</u>	2,000m ²	
[...]	[...]	[...]	[...]	

- (b) Rule RRZ-R3 be amended as follows:

S39.004

RRZ-R3		Residential activity	
Rural Residential zone	Activity status: Permitted Where: PER-1 The site area per residential unit is at least 4,000m ² <u>3,000m²</u> . PER-1 does not apply to: a single residential unit located on a site less than 4,000m ² <u>3,000m²</u> .	<u>Activity status where compliance not achieved with PER-1: Restricted Discretionary</u> <u>Where:</u> <u>RDIS-1:</u> The site area per residential unit is at least 2,500m ² .	
		Activity status where compliance not achieved with PER-1 RDIS-1: Discretionary Where: DIS-1: The site area per residential unit is at least 2,000m ² .	
		Activity status where compliance not achieved with DIS-1: Non-complying	

9. Ms Irvine wishes to be heard in support of her submission.

10. If others make a similar submission, Ms Irvine will consider presenting a joint case with them at a hearing.

DATED this 4th day of October 2022

Elizabeth Irvine by her
solicitors and duly authorised
agents Thomson Wilson Law



C Sharp

Address for service of submitter

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WHANGAREI 0140
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