



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:	Alan Myles Ingham Willis		
Company / Organisation Name: (if applicable)			
Contact person (if different):			
Full Postal Address:	49 Pungaere Road, Waipapa, Kerikeri 0295		
Phone contact:	Mobile:	Home: 09 407 1219	Work:
Email (please print):	alwillis@slingshot.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)

Part 3 - Area-Specific Matters / Special Purpose Zones / Horticulture

HZ-P1

Specifically the proposed rezoning to Horticulture of Pungaere Road, Waipapa



Confirm your position: Oppose
(please tick relevant box)

My submission is:

(Include details and reasons for your position)

I oppose the proposed rezoning to Horticulture of the lower part of Pungaere Road. I believe a Rural Residential zoning would be more appropriate for the area of Pungaere Road including Koropewa Road, Ngapuhi Road and Riverstream Drive. Council proposes rezoning as Rural Residential land to the east of SH10 from Waipapa to around 500m beyond Pungaere Road. Including lower Pungaere Road in this zoning would be congruent and make sense from a sustainability perspective. Further west the zoning could remain as Rural Production, which already allows for horticulture.

Lower Pungaere Road is not well suited to horticulture. A number of residents have HAIL reports that state their soil is 'not of horticultural value'. Eucalypts have had a negative impact on soil quality in places, and the historic use of Pungaere Road as a skid road for logging Puketū forest has removed much of the topsoil close to the road margins.

In addition, many of the sections on lower Pungaere Road and Koropewa Road are already too small to be viable for commercial horticulture operations. The reasonably high number of people living in the area means that reverse sensitivity is already an issue. Council should be looking to protect people not thwart them. Rezoning in order to limit ratepayers' ability to complain rather than acknowledging their real concerns seems disrespectful.

Given the area's proximity to Waipapa, a change of zoning that encourages residential development would be more appropriate. Pungaere Road begins less than 500 metres north of Waipapa, making for easy access by bicycle or on foot, especially if Council were to provide footpaths.

Increased housing near to Waipapa rather than closer to already congested Kerikeri as Council has proposed would allow for greater use of local shops, businesses and the new sports field with minimal travelling and reduced carbon emissions. This would be in line with Council's Far North 2100 strategy, which states, 'Council has a goal to support Far North businesses and communities of the Far North towards a carbon zero 2050. In particular Council's stated objective of 'Plan urban areas around walking instead of planning around roads', would seem to fit this situation.



New Zealand is a signatory to the United Nations 2030 Agenda. Council must be aware that planning should take into account our commitment to the agenda's 17 sustainable development goals, which include making human settlements inclusive, safe, resilient and sustainable, and taking action to combat climate change and its impact.

I seek the following decision from the Council:

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

S66.001

I seek a Rural Residential zoning for the area of Pungaere Road including Koropewa Road, Ngapuhi Road and Riverstream Drive.

✓ 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

No

Do you wish to present your submission via Microsoft Teams?

No

Signature of submitter:

(or person authorised to sign on behalf of submitter)

Date: 14 Oct 22

(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