



Kerikeri Service Centre

20 OCT 2022

SCANNED

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:	MARGARET SHEILA HULSE JOHN COLIN HULSE		
Company / Organisation Name: (if applicable)	—		
Contact person (if different):	MARGARET HULSE		
Full Postal Address:	29E DARWIN RD, KERIKERI 0230		
Phone contact:	Mobile: —	Home: (09) 407 8510	Work: —
Email (please print):	colandmarga@gmail.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)

SEE ATTACHED 2 PAGES



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

My submission is:
(Include details and reasons for your position)

Refer to attached

I seek the following decision from the Council:
(Give precise details. If seeking amendments, how would you like to see the provision amended?)

Refer to attached

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: 20/10/22

(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

The specific provisions of the Plan that our submission relates to are:

PART 2 - DISTRICT WIDE MATTERS:

- STRATEGIC DIRECTION – SD-UFD-01 and SD-UFD-P1 new
- SUBDIVISION Overview, SUB-01, SUB-R3

Provision of plan	Support/ Oppose	Decision sought	Reasons
S247.001 SD-UFD-01	Support	Retain objective SD-UFD-01, so that the wellbeing of people who live in and visit towns in the Far North is considered first when it comes to planning places and spaces.	We support this objective. However, this objective needs stronger implementation in policies and rules in the plan, particularly by identifying the availability of primary medical care as an important component of social wellbeing. Separate submissions refer to this.
S247.002 SD-UFD-P1 new		Add a new policy to read: "SD-UFD-P1: Avoid subdivision and development that would enable housing and population growth in areas where primary medical care services are not available or inadequate to support the wellbeing, health and safety of additional people."	We are concerned that no further residential subdivisions should be approved before there is enough medical infrastructure within Kerikeri and Waipapa areas to support extra families living here. Our chief concern is that all the local GP practices have closed their books to new patients, and with more people being allowed to settle here they will not be covered with adequate medical facilities should they need it, despite being told to the contrary. A number of local residents have agreed with us that this is an ongoing issue which will get worse if not addressed.
S247.003 SUB-01	Oppose	Amend SUB-01 by adding a new paragraph to read: "g. avoid subdivision for residential development in areas where primary medical care services are available and adequate to support the wellbeing, health and safety of additional people."	We are concerned that no further residential subdivisions should be approved before there is enough medical infrastructure within Kerikeri and Waipapa areas to support extra families living here. Our chief concern is that all the local GP practices have closed their books to new patients, and with more people being allowed to settle here they will not be covered with adequate medical facilities should they need it, despite being told to the contrary. A number of local residents have agreed with us that this is an ongoing issue which will get worse if not addressed.
S247.004 SUB-R3	Oppose	Amend rule SUB-R3 by adding an additional condition to read: "CON-3 where the subdivision is for residential development, primary medical care	We are concerned that no further residential subdivisions should be approved before there is enough medical infrastructure within Kerikeri and Waipapa areas to support extra families living here. Our chief concern is that all the local GP practices have closed their books to new

S247.005

Provision of plan	Support/ Oppose	Decision sought	Reasons
		services are available and adequate to support the wellbeing, health and safety of additional people.” Add to the right hand column: “Activity status where compliance not achieved with CON-3: Non-complying.”	patients, and with more people being allowed to settle here they will not be covered with adequate medical facilities should they need it, despite being told to the contrary. A number of local residents have agreed with us that this is an ongoing issue which will get worse if not addressed.
SUB- Overview	Oppose	Add to the SUB Overview as follows: “Council policy in regard to development contributions payable by subdividers is contained in the councils Long-term Plan, separate from this district plan.”	The plan does not mention development contributions policy. It would be helpful to plan users to provide links to the development contributions policy. We submit that subdivision developers' fees should NOT be paid by the Council but paid solely by the developers.