



Submission on Proposed Far North District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Far North District Council - District Planning

Date received: 21/10/2022

This is a submission on the following proposed plan (the **proposal**): Proposed Far North District Plan

Address for service:

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Attachments:

Submission Sites.pdf

I wish to be heard: Yes

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- **No**

Are you 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 effects of trade competition

- **No**

Submission points

Point 86.1 **S301.001**

Section: Planning Maps

Sentiment: Oppose

Submission:

Proposed Zoning of 316 - 342 Kerikeri Road, Kerikeri under the PDP

This submission relates to the proposed zoning of properties at 316 - 342 Kerikeri road. These properties are proposed to be *Rural Residential* under the Proposed District Plan (PDP), which is just a continuation of the decades old zoning of Rural Living which no longer reflects the reality of the infrastructure, location and current commercial use of these properties.

These properties are almost all currently utilized for commercial purposes, are connected to the Kerikeri Reticulated waste water, storm water and potable water systems and mostly pay commercial based rates. The subject properties are detailed in the attached map (highlighted pink).

These properties are proposed to be zoned *Rural Residential* under the proposed plan but this does not reflect the majority of these properties':

- Current use.
- Future use.
- Current infrastructure.
- Location - the sites are a few hundred meters from central Kerikeri and are serviced by FNDC footpath which leads to central Kerikeri allowing the site's customers to walk to central Kerikeri.
- Comparable neighboring properties proposed zoning (all of which are mixed use both adjacent or directly across Kerikeri Road.

Almost all sites connected to the Kerikeri reticulated waste water system are to be zoned *Residential, Mixed Use, Industrial* under the PDP. The zoning which reflects the subject sites use, infrastructure and location is mixed use. review the sites against the Overview and objectives of the proposed zoning Rural Residential vs

Reviewing the subject properties against the zoned definitions from the proposed plan shows the following

Rural Residential Zone Overview

1. *The role of the Rural Residential zone is to provide an opportunity for people to enjoy a spacious, peri-urban living environment.*
 - All of these sites are neither peri-urban and only one of the subject sites use is residential. All other sites are commercial or retail.
2. *...and are contiguous with an urban area*
 - These sites are in the urban area not contiguous, given all bar one are
3. *It is anticipated that the character of the zone will remain predominantly residential. As such, the Rural Residential zone does not anticipate or provide for community activities, stand-alone retail, business, or industrial activities.*

- All sites excluding one are not residential but are current commercial use

4. The Rural Residential zone provides for smaller lot sizes of approximately 2,000-4,000m² that are capable of providing for on-site infrastructure servicing.

- all sites are serviced by FNDC Waste Water, Storm water and potable water infrastructure. On-site infrastructure is not required on the subject sites.

5. a Rural Residential Zone may also be in a location where an urban area may grow and where land may be re-zoned for urban development when demand requires it.

- Demand requires it now to be rezoned as the commercial operations currently on these sites have existed for years.

Rural Residential Zone Objectives

Reviewing the sites against the objectives RRZ-01 - 04 shows none of these objectives are satisfied by the current sites.

RRZ- The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are **O1** compatible with the rural character and amenity of the zone.

- The subject sites are not currently used for residential (excluding one) or farming activities.

The predominant character and amenity of the Rural Residential Zone is maintained and enhanced, which includes:

- RRZ-O2**
- a. peri-urban scale residential activities;
 - b. small-scale farming activities with limited buildings and structures;
 - c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle Zones; and
 - d. a diverse range of rural residential environments reflecting the character and amenity of the adjacent urban area.

- The subject sites are not currently used for residential (excluding one) or farming activities. The sites are not peri-urban, they are urban in their use and location.

RRZ- The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to **O3** be rezoned for urban development in the future is not compromised.

- The subject land is already developed away from rural residential uses to commercial. The urban development has already been undertaken and should be zoned according to reality.

Land use and subdivision in the Rural Residential zone:

- RRZ-O4**
- a. maintains rural residential character and amenity values;
 - b. supports a range of rural residential and small-scale farming activities; and
 - c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.

- These sites are largely already subdivided and developed and do not undertake rural activities.

Reviewing the current use cases of the subject properties against the Overview and Objectives of the Mixed Use zoning reflect the reality of the subject sites current and future uses.

Mixed Use Overview

The District's urban business centres have traditionally been zoned commercial and contain retail activities, commercial services, food and beverage establishments as well as social and educational services, with limited residential activities.

The Mixed Use zone provides a framework in which commercial and residential activities can co-exist and it enables a range of compatible activities. The focus of the zone is to revitalise urban centres and support business owners, residents and visitors, while ensuring that associated effects are appropriately managed. The Mixed Use zone will contribute to the vibrancy, safety and prosperity of the District's urban centres and will be serviced by appropriate infrastructure.

- The subject sites currently provide commercial use (8 of 9) and 1 of 9 is of residential use. The sites detailed provide the following current use:

1. Residential
2. Commercial Child Care
3. Commercial Accommodation (Motel)
4. Retail - Second hand clothing and goods store
5. Retail - Bakery and café
6. Retail - Garden Center
7. Commercial - Office Space
8. Retail- Restaurant
9. Retail - Clothing Repair

These use cases match directly with the Mixed Use Overview above and also align with the Objectives for Mixed Use zoning.

Summary

Given the definitions of zones provided by the PDP, and the subject sites' current use, location and infrastructure, the most appropriate zoning for these sites is assessed as Mixed Use. The Mixed use zoning matches other neighboring properties with similar use, location and infrastructure which are to be zoned mixed use. While the previous (current) zoning of these sites was *Rural Living*, this is a decades old zoning, Kerikeri has grown and these sites have developed to meet the needs of the growing town and demand for the services provided. The sites' current and future uses will be commercial, the infrastructure is in place and being utilized to align with a Mixed Use zoning. The proposed zoning under the PDP does not align with the current activities of the subject sites' and should be reassessed as *Mixed Use* given their current use. There seems to be no validity in zoning these sites as Rural Residential and therefore it is proposed these subject sites are Zoned to reflect reality as Mixed Use. These sites are already Mixed Use sites.

Relief sought

Change the proposed zoning of the subject properties (316 - 342 Kerikeri Road, Kerikeri) from *Rural Residential* to *Mixed Use* to reflect the reality of these sites current and future use.

Proposed Sites – Zoned to Mixed Use under PDP (316 – 342 Kerikeri Road, Kerikeri)

