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## 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:** 23/09/2022

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

**Address for service:**

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New Zealand  
Email: trent@arcline.co.nz

**Attachments:**

Top of Wharo Way - should be General Residential.png

Waitotara Drive - Should be Rural Residential..png

Blue Penguin Drive - Should be Rural Residential.png

**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

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

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**Point 13.1**

**Section:** Planning Maps

**Sentiment:** Oppose

**Submission:**

The zoning of existing subdivided land should reflect the state that the land is now in. There is no point zoning a completed residential subdivision 'Rural Production' because it will never be used in a Rural Production manner in the future.

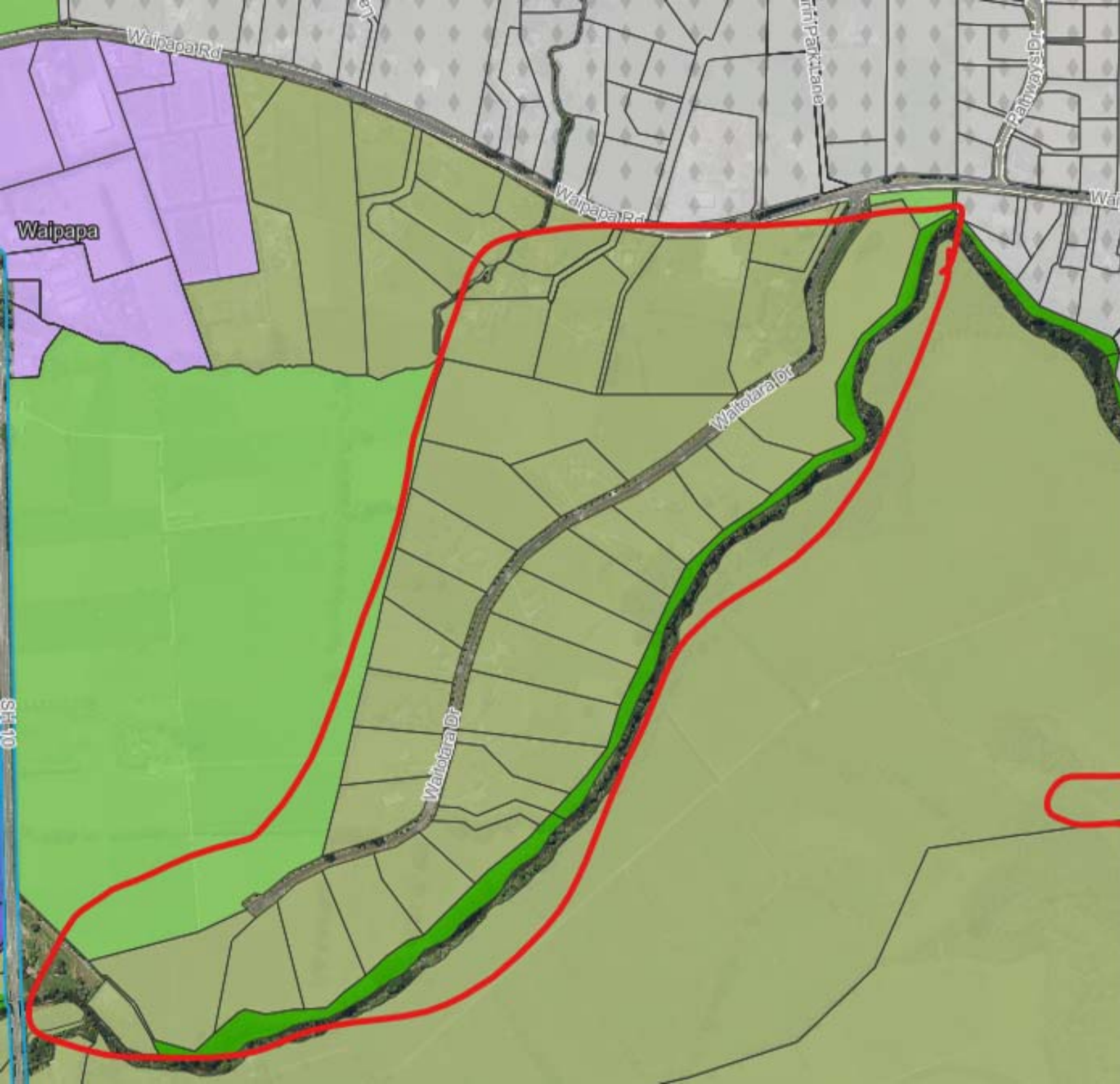
**Relief sought**

Where land is already subdivided, it should be zoned appropriately according to the Lot size.

A few examples:

- Wharo Way, Ahipara - 400-1600m<sup>2</sup> lots which were General Coastal are now zoned Rural Production. **These should be zoned General Residential with a Coastal Overlay. S22.001**
- Waitotara Drive, Kerikeri - 8000m<sup>2</sup> - 2ha lots which have remained as Rural Production in the new zone maps. **These should be Rural Residential as they will never be used again for Rural Production, and is a perfect place for Kerikeri to expand with onsite sewer/stormwater disposal without having to install more infrastructure. S22.002**
- Blue Penguin Drive, Kerikeri - most sites 8000-12000m<sup>2</sup> and were zoned coastal living in the old DP (min lot size 5000m<sup>2</sup>) and have been changed to Rural Lifestyle (min lot size 2ha) - a very backwards step. **These should be Rural Residential as they will never be used again for Rural Production, and is a perfect place for Kerikeri to expand with onsite sewer/stormwater disposal without having to install more infrastructure. S22.003**

There are many more examples, all over the maps.



- Legend**
- heavy industrial
  - Horticulture
  - Horticulture Processing Facilities
  - Hospital
  - Kauri Cliffs
  - Kororāreka Russell Township
  - Light Industrial
  - Mixed Use
  - Moturoa Island
  - Māori Purpose - Rural
  - Māori Purpose - Urban
  - Natural Open Space
  - Ngawha Innovation And Enterprise Park
  - Open Space
  - Orongo Bay
  - Quail Ridge
  - Rural Lifestyle
  - Rural Production
  - Rural Residential
  - Settlement
  - Sport And Active Recreation
- Kauri Cliffs Special Areas**
- Golf Living Environment
  - Golf Playing Environment
  - Lodge Environment





**Legend**

- Māori Purpose
- Natural Open
- Ngawha Innov
- Open Space
- Orongo Bay
- Quail Ridge
- Rural Lifestyle
- Rural Product
- Rural Residen
- Settlement
- Sport And Act

**Kauri Cliffs Specia**

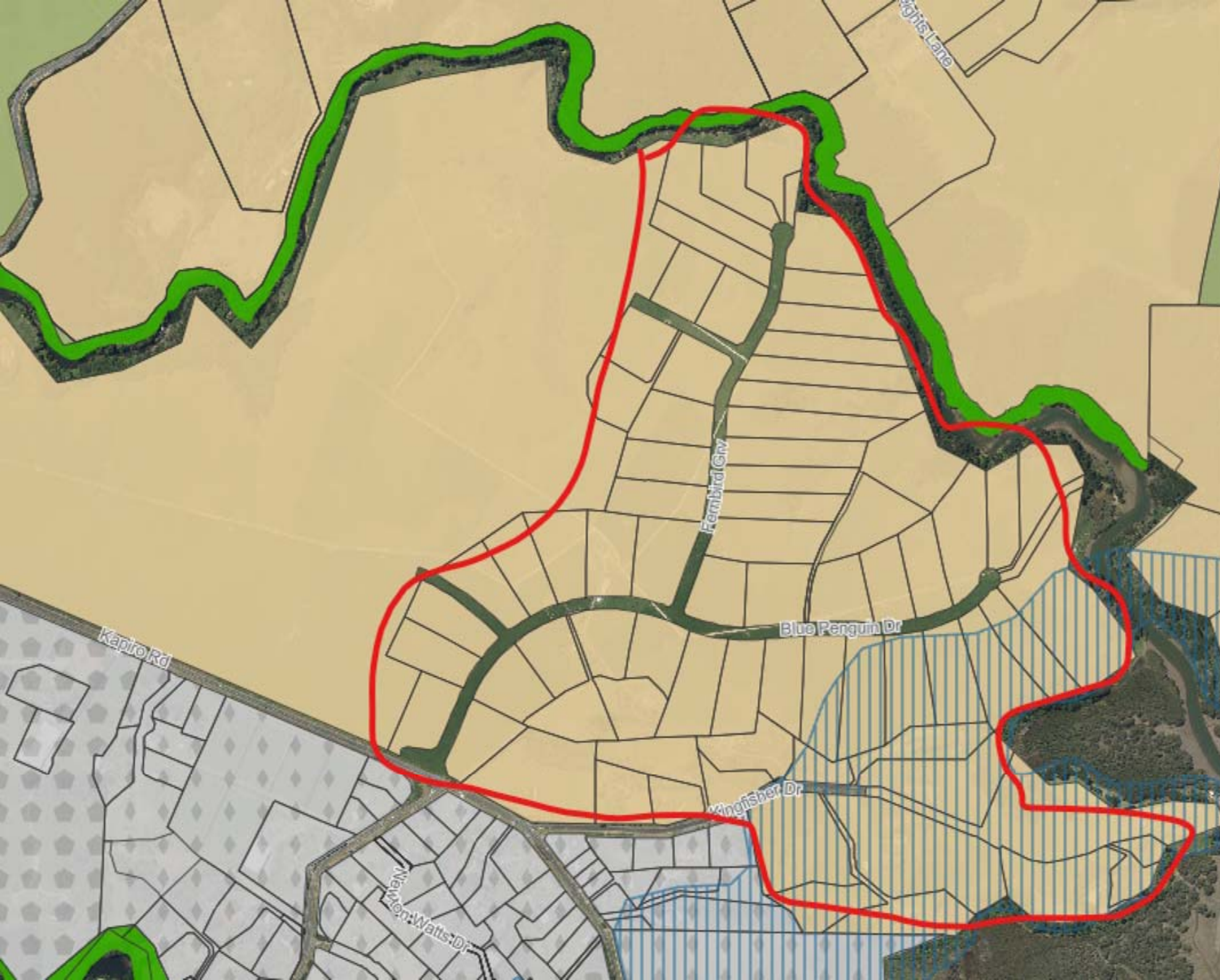
- Golf Living Env
- Golf Playing E
- Lodge Environ
- Natural Herita
- Environment

**Designations**

- National Grid Lin
- National Grid
- Critical Electricity

**Airport Protecti**





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