



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:	Simon Upperton		
Company / Organisation Name: (if applicable)	Borders Real Estate Northland		
Contact person (if different):			
Full Postal Address:	83 Mangakaretu Road, Waipapa		
Phone contact:	Mobile: 0211917427	Home:	Work:
Email (please print):	simon.upperton@borders.net.nz		

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)

- 1) The inconsistency of the re-routing of Waipapa Road.
- 2) The lack of priority & funding for the bypass from SH10 to Shepherds road, connecting, Marenui, Hall Road, Ranui Roa, Mill Lane & Shepherds Road.



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

My submission is:

(Include details and reasons for your position)

1st area of concern. The zoning of the area the south side of the Waipapa road, between the Kerikeri river and the new sports complex on SH10 is sandwiched between rural – residential and light industrial zoning in the proposed plan is remaining as rural production. This is an area that dominated by lifestyle blocks with no or little productive value. The area is an obvious area for infill housing as it is between the two major settlements of Kerikeri & Waipapa. Why rezone only one side of Waipapa road and not the other? It is the south side that is already far more compromised in regards size of lots and yet the large productive lots on the north side will be rezoned to rural – residential and not these small 1 – 4ha lots. The lack of consistency in the plan is frustrating.

2nd area of concern

Bypass from SH10 to Shepherds Road. I am disappointed that there is no funding or priority in the Long Term and District plan to ensure this critical piece of infrastructure is instigated. I understand the bypass around the one way system is a priority however this will only redirect a small portion of through traffic rather than actually divert traffic off Kerikeri Road and away from town all together, including the commercial and heavy vehicles that are trying to access Mill Lane. It would also supply a direct access to the highway for people from the south side of the inlet, Shepherds & Riddell roads, Ranui Road, Hall road, including the large new retirement village as well as the rest of Hall Road & Maraenui. None of these roads would need to access Kerikeri Road to get to the State Highway and it would also create alternative routes for those wanting to access Mill Lane or any one of those streets connected. Diverting through traffic away from town all together surely is a much better option than creating more roads in town. But these by passes don't need to be mutually exclusive.

I seek the following decision from the Council:

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

- 1) I would like to see the south side of Waipapa road between the Kerikeri River and the start of the mixed use zoning also rezoned to rural – residential to be consistent with the rezoning of the north side of Waipapa road.
- 2) I would like to see the prioritisation of the bypass connecting Shepherds road, through Mill Lane, Ranui, Hall & Maraenui to the State Highway.

S212.001

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)

S. P. [Signature]

Date:

20/10/2022

(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 no independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



SUBMISSION NUMBER