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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:	Rick Ruiterman		
Company / Organisation Name: (if applicable)			
Contact person (if different):			
Full Postal Address:	244 Lawrence Road Mangawhai		
Phone contact:	Mobile: 020 40989386	Home:	Work: 09 4315353
Email (please print):	Kasia_rick@yahoo.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)*

*Rezoned the site from MIXED to RESIDENTIAL*



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

**My submission is:**

(Include details and reasons for your position)

The site is 1287 square meters surrounded by residential lots.

The site topography and location is not suited to commercial activities due to;

- Steep grade underlaid with bed rock makes any development specific site engineering
- Any building would require multiple levels with limited options for wheelchair or people with reduced mobility access
- A small amount of Parking is restricted to Whangaroa road and would be further restricted by any buildings.
- There is no road verge at this section of Whangaroa road to provide offsite parking
- This would be an isolated mixed use lot with no footpath or safe pedestrian access.
- The upper portion of the lot is traversed by an 11KVA power line which restricts building within 8.5m
- There is no public sanitary sewer
- Due to the proximity to the harbour and the available space for a septic field, capacity would be restricted in order to comply with Northland regional council rules. This would hinder any hospitality activities.

In summary the Whangaroa harbour is predominately a holiday destination with large numbers of visitors over short periods. Any commercial business would reasonably focus on the tourist market, however give the topography, size of the lot and lack of public infrastructure it would be extremely difficult to establish a viable commercial activity while meeting access, parking and sanitation requirements under the proposed district plan and NRC regulations.

I believe this zoning is a roll over from the historic use as a Tea Rooms which burnt down in about 1968. The tea rooms were never replaced, and would be unlikely to comply under current regulations.

**I seek the following decision from the Council:**

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

I would like to request the Zoning for this site be amended to "Residential"

- 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:

16-11-2023

(A signature is not required if you are making your submission by electronic means)

## Sarah Trinder

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**From:** Rick <rick@pacificcoastsurvey.co.nz>  
**Sent:** Friday, 18 August 2023 1:56 PM  
**To:** Proposed District Plan  
**Cc:** kasia\_rick@yahoo.com  
**Subject:** Submission for proposed district plan change  
**Attachments:** FNDC Proposed District Plan.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Roger

Lot 1 DP 39846, Corner of Whangaroa road and Kent street. (no street number provided on Far North Property and Land website)

The proposed Plan seeks to zone the site to “mixed use” the zone is inappropriate for a number of reasons, we seek that it is rezoned to Residential which is more appropriate. It is understood the zoning is a historic “roll over”

The site is 1287 square meters surrounded by residential lots.

The site topography and location is not suited to commercial activities due to;

- Steep grade underlaid with bed rock makes any development specific site engineering
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In summary the Whangaroa harbour is predominately a holiday destination with large numbers of visitors over short periods. Any commercial business would reasonably focus on the tourist market, however give the topography, size of the lot and lack of public infrastructure it would be extremely difficult to establish a viable commercial activity while meeting access, parking and sanitation requirements under the proposed district plan and NRC regulations. I believe this zoning is a roll over from the historic use as a Tea Rooms which burnt down in about 1968. The tea rooms were never replaced, and would be unlikely to comply under current regulations.

I would like to request the Zoning for this site be amended to “Residential”

The reason for the late submission is that we have only just purchased the property and previous to this we did not consider ourselves as effected parties. Please consider the acceptance of the late submission.

Regards

Rick Ruiterman  
[rick@pacificcoastsurvey.co.nz](mailto:rick@pacificcoastsurvey.co.nz)  
020 40989386

Engineering Surveyor  
Pacific Coast Surveys  
Mangawhai