

Proposed Far North District Plan– Willowridge Developments Limited

*Presentation to Independent Hearings Panel, evidence
presented by David Badham*

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Introduction

Key points in my planning evidence on behalf of Willowridge Developments Limited

- ❖ Willowridge Submission Context
- ❖ The important role of the Strategic Direction Chapter
- ❖ Lack of policies in the Strategic Direction Chapter
- ❖ Strategic Direction – Centres Hierarchy

Willowridge Site



Figure 1 – Willowridge Site of Interest at Orongo Bay (source: Emaps).

**Operative
Zoning –
Coastal Living
& General
Coastal**

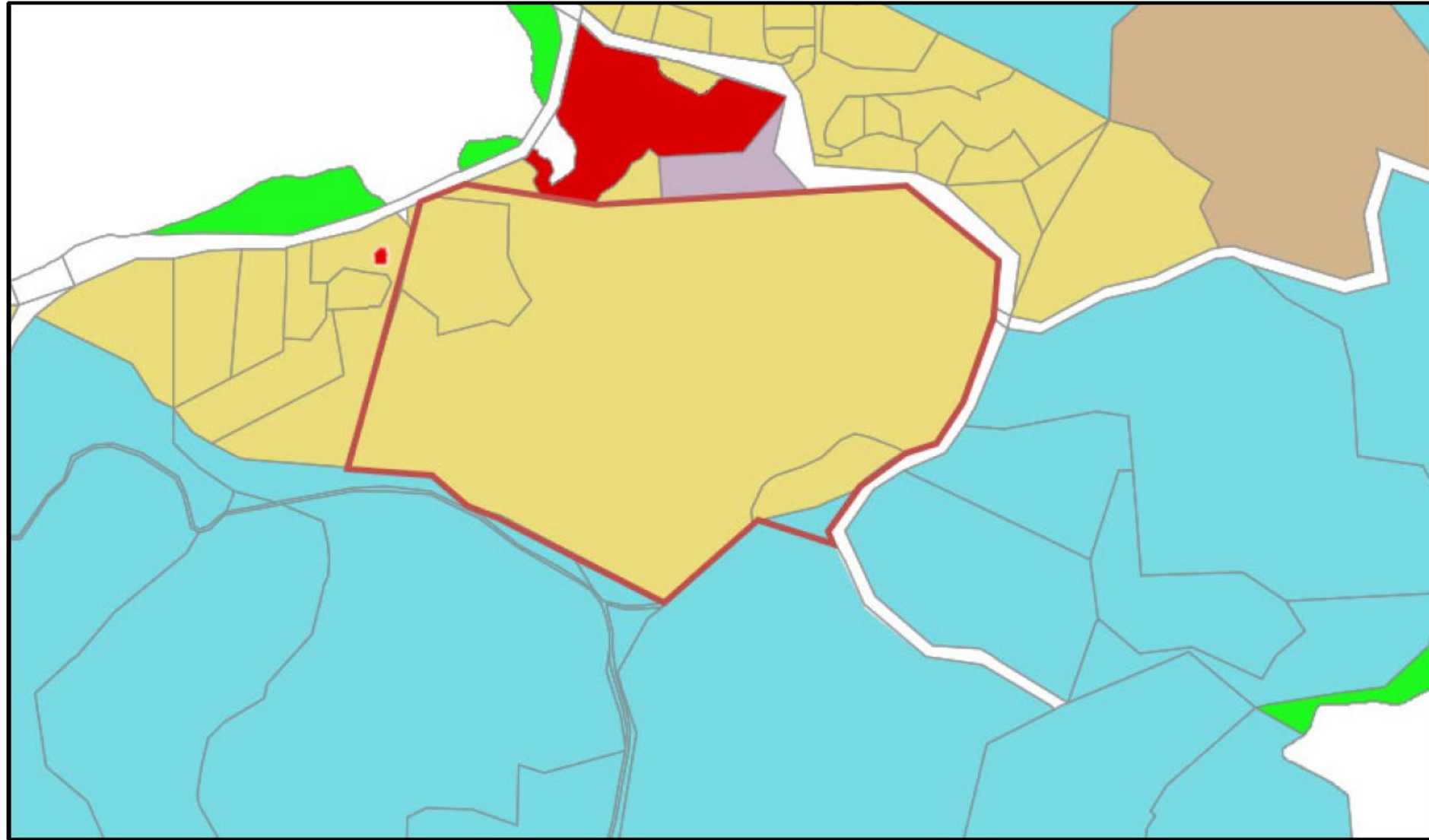


Figure 2 – ODP Zoning - Willowridge Site identified in red (Source: FNDC ODP GIS)

PDP Zoning – Rural Lifestyle & Rural Production Zone

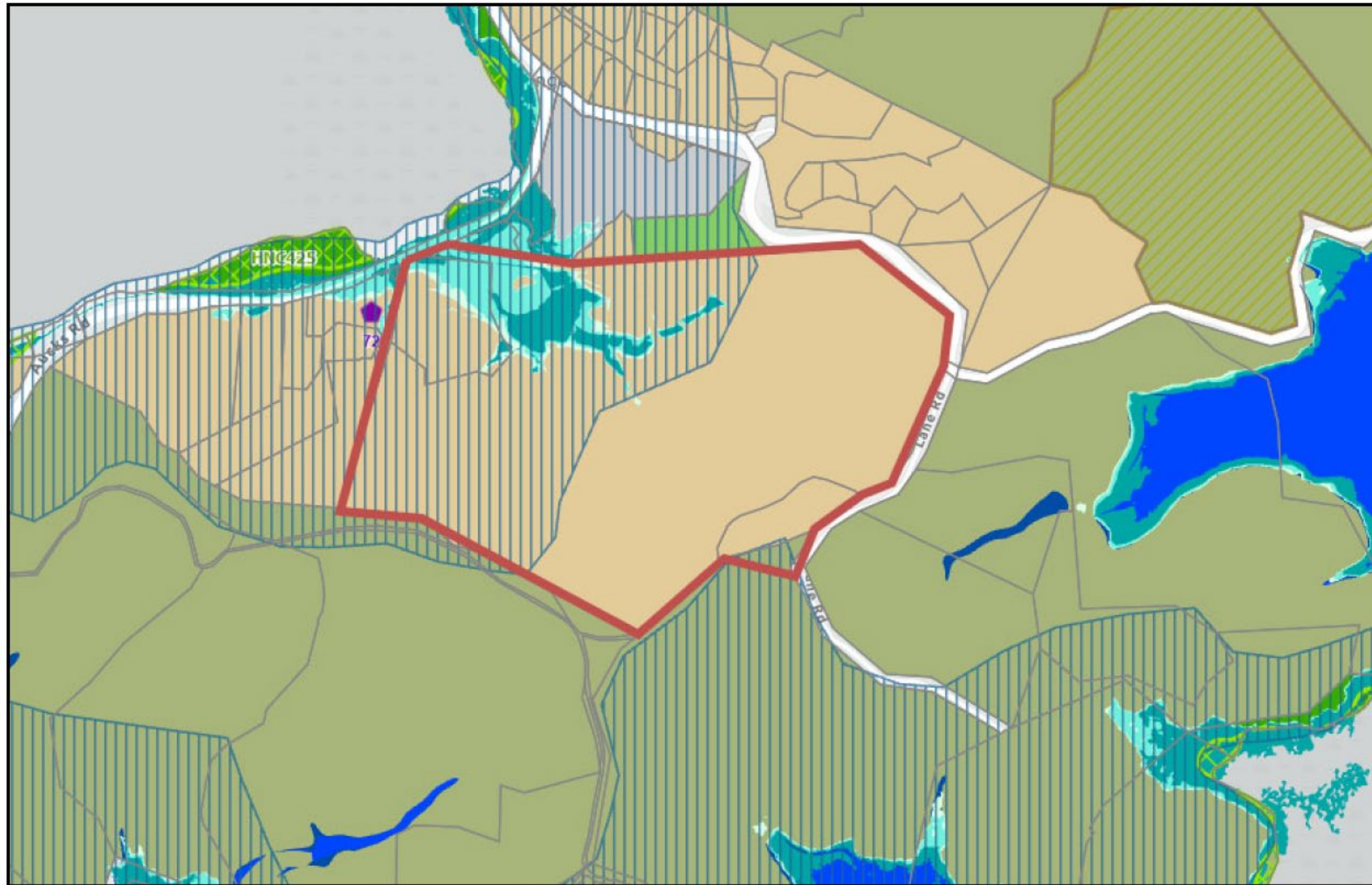


Figure 3 – Willowridge PDP Mapping (Source: PDP Maps)

Willowridge Submission – Settlement Zone

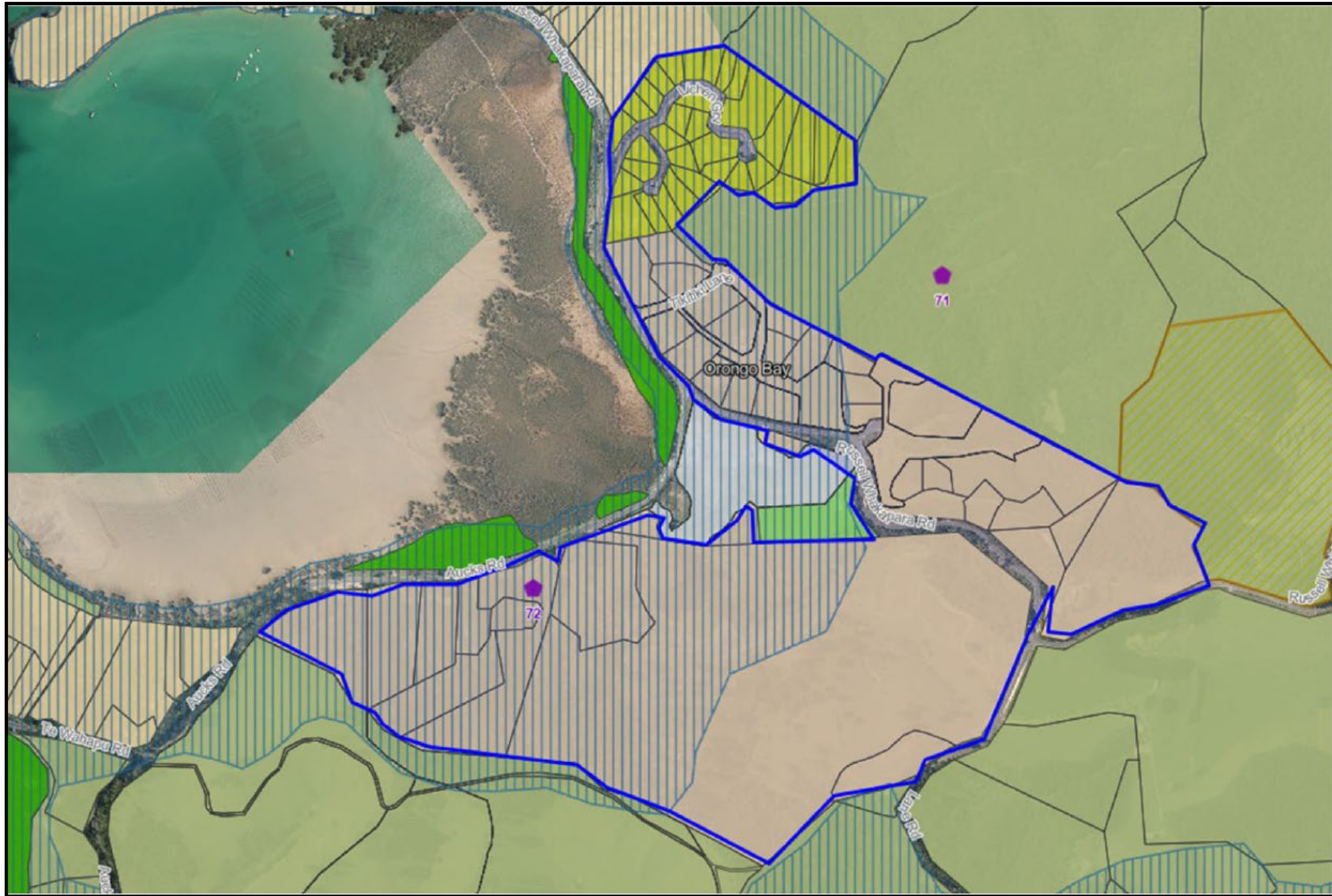


Figure 4 – Willowridge's requested Zoning Change to the Settlement Zone.

Strategic Direction Chapter

The Important role of the Strategic Direction Chapter

- ❖ This is the “engine room” of the PDP – it is important to get this right.
- ❖ Lack of policies to give effect to the SD objectives.
- ❖ These can be located in other chapters, but no clear link has been established currently.
- ❖ I consider these are best located in the SD Chapter.

Centres Hierarchy

- ❖ Lack of direction regarding a centres hierarchy in the Strategic Direction chapter.
- ❖ PDP should establish a clear centres hierarchy and include zones that acknowledge and provide for the diversity of land use and expectations.

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