

Online Further Submission

FS48

Further Submitters Name Nina Pivac

Further Submitter Number FS48

Wish to be heard Yes

FS qualifier a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)

FS qualifier reason I have made a number of original submissions on behalf of several clients. I wish to make further submissions, on behalf of my clients, on matters which relate to their assets and interests.

Joint presentation Yes

Attention: Miss Nina Pivac

Contact organisation Tohu Consulting

Address for service 112 Larmer Road RD1 Kaitaia 0481
Kaitaia, Northland 0481

Telephone

Mobile [0210614725](tel:0210614725)

Email nina@tohuconsulting.nz

Online further submitter? Yes

Date raw FS lodged 03/09/2023 9:43pm

FS48.001-.008

Further submission points

| Raw FS number | Original submitter | Related Submission Point | Plan section | Provision | OS Decision Requested | SupportOppose | FS Decision requested | Reasons |
|---------------|--------------------|--------------------------|--------------|-----------|-----------------------|---------------|-----------------------|---------|
|---------------|--------------------|--------------------------|--------------|-----------|-----------------------|---------------|-----------------------|---------|

| | | | | | | | | |
|--------|---------------|----------|---------------|-----------------------|--|---------|-------|---|
| FS48.1 | Trent Simpkin | S284.003 | Planning maps | Rural Production Zone | Retain the inside of the Okahu Road Loop, Kaitaia as Rural Residential Zone, but amend the small pocket of properties south of Okahu Road (465, 449, 481A, 481B, 481C and 483 Kaitaia-Awaroa Road, 499, 501, 509 and 521 and 521A Okahu Road), from Rural Production Zone to Rural Residential Zone. | Support | Allow | <p>On behalf of Brady Wild:</p> <p>I support the rezoning of the inside of the Okahu Road loop to Rural Residential. The proposed rezoning will represent a largely positive change for this area as it recognises the need for housing development where there is currently a severe housing shortage.</p> <p>Being on the fringe of the Kaitaia Township in an area where medium-density residential development is already emerging, it is considered that the RRZ zoning of the subject site is far more appropriate than the current Rural Production Zoning</p> |
|--------|---------------|----------|---------------|-----------------------|--|---------|-------|---|

| | | | | | | | | |
|--------|-----------------|----------|---------|---|---|---------|-------|---|
| FS48.2 | Elbury Holdings | S541.031 | General | General / Plan Content / Miscellaneous | Amend the Rural Production Zone objectives, policies and rules zones so that productive land is defined based on its ability to produce food but can accommodate things other than rural production; OR amend Planning Maps to remove RPROZ from urban areas as separately submitted. | Support | Allow | <p>On behalf of FNR Properties Limited:</p> <p>It is noted that the PDP proposes to retain the RPZ zoning in areas that are not suitable for production purposes, including Lots 2 and 3 DP 547587 which are located in the Awanui township with frontage to SH1.</p> <p>The proposed thresholds for residential intensity and subdivision in the RPZ will severely restrict development opportunities in an area where expansion should be accommodated.</p> <p>Some properties that are proposed to be rezoned to RPZ are located in areas that are largely characterised by high-density residential development and other activities including commercial and recreational. Therefore, it is considered that rezoning such areas to General Residential (GRZ) or Mixed Use would be more appropriate as this would recognise the immediate need for more housing in the district and in turn assist in alleviating the current housing crisis that is being observed both locally and nationwide.</p> |
|--------|-----------------|----------|---------|---|---|---------|-------|---|

| | | | | | | | |
|--------|----------------------------|----------|-------------|--------|---|---------|-------|
| FS48.3 | Sapphire Surveyors Limited | S348.001 | Subdivision | SUB-S1 | <p>Amend allotment sizes in the Rural Production zone, perhaps with a limited number of allotments with minimum areas of 8000m² or 1ha, then 4ha generally after that. Smaller lot sizes should apply for properties (or parts thereof) that do not consist of highly productive land.</p> <p>Perhaps there should be more focus on the size of the balance parcel – subdividing off 4ha to leave a 10ha balance parcel does not protect productivity, while subdividing 1ha off a 200ha block has next to no effect, especially if the smaller block consists of bush.</p> <p>Consequential amendments to RPROZ-R3 Residential activity and SUB-R7 Management plan subdivision.</p> | Support | Allow |
|--------|----------------------------|----------|-------------|--------|---|---------|-------|

On behalf of FNR Properties:

As notified in the PDP, it is noted that the permitted threshold for residential intensity in the RPZ will be reduced from one residential unit per 12ha to one residential unit per 40ha. Further, the total number of residential units on one site in the RPZ shall not exceed six.

It is also noted that the PDP does not provide for any subdivision in the RPZ as a Restricted Discretionary Activity, and that the Discretionary Activity thresholds have been significantly reduced.

Overall, it is considered that such a substantial reduction in the permitted residential intensity threshold in the RPZ is extremely heavy-handed and will result in significant adverse effects on the socio-economic wellbeing of the Far North District. Reasons are as follows:

It is noted that the majority of the Far North District is proposed to be zoned RPZ which does not recognise the immediate need for more housing in the district. Imposing such restrictions on residential intensity will only contribute further to the current housing crisis that is being observed both locally and nationwide.

Further, the RPZ objectives and policies as notified primarily provide for primary production activities in the RPZ and do not recognise that some properties are no longer suitable for production, or never have been suitable or used for production (e.g. due to factors such as topography, soil type and productivity, the preservation of indigenous flora and habitats of

fauna).

Whilst it is acknowledged that the Far North District largely identifies by its rural character and amenity, the PDP also needs to recognise that housing developments can occur in a manner that will not adversely affect rural amenity and character to a 'more than minor' degree. Providing more options for residential intensity as a Controlled, Restricted Discretionary, and Discretionary Activity would be more appropriate as this will enable such development to occur in the RPZ while providing for case by case consideration of any proposed residential activity within the context of the subject site and immediate surrounding environment (as opposed to a 'one size fits all' approach).

| | | | | | | | |
|--------|---------------|----------|---------------|-----------------------|---|---------|-------|
| FS48.4 | Leah Frieling | S358.028 | Planning maps | Rural Production Zone | Amend the Planning Maps by removing the Rural Production zone from areas developed with infrastructure for urban development and substitute an appropriate urban zone; OR amend Rural Production Zone objectives, policies and rules as separately submitted and allow smaller blocks of land i.e. 2,000m2 | Support | Allow |
|--------|---------------|----------|---------------|-----------------------|---|---------|-------|

On behalf of FNR Properties:

As notified in the PDP, it is noted that the permitted threshold for residential intensity will be reduced from one residential unit per 12ha to one residential unit per 40ha.

Further, the total number of residential units on one site in the RPZ shall not exceed six. It is also noted that the PDP does not provide for any subdivision in the RPZ as a Restricted Discretionary Activity, and that the Discretionary Activity thresholds have been significantly reduced.

Overall, it is considered that such a substantial reduction in the permitted residential intensity threshold in the RPZ is extremely heavy-handed and will result in significant adverse effects on the socio-economic wellbeing of the Far North District. Reasons are as follows:

It is noted that the majority of the Far North District is proposed to be zoned RPZ which does not recognise the immediate need for more housing in the district. Imposing such restrictions on residential intensity will only contribute further to the current housing crisis that is being observed both locally and nationwide.

Further, the RPZ objectives and policies as notified primarily provide for primary production activities in the RPZ and do not recognise that some properties are no longer suitable for production, or never have been suitable or used for production (e.g. due to factors such as topography, soil type and productivity, the preservation of indigenous flora and habitats of

| | | | | | | | | |
|--------|-------------------------|----------|------------------|------------------------|---|---------|-------|--|
| | | | | | | | | fauna). |
| FS48.5 | Selwyn Garton | S306.001 | Planning maps | Rural Residential Zone | Retain proposed zoning of rural residential land adjacent to existing residential zoned land of Kaitaia (rezoned from rural production to rural residential), in particular within the Okahu Loop Road. | Support | Allow | <p>On behalf of Brady Wild: Whilst it is acknowledged that the Far North District largely identifies by being on the fringe of the Kaitaia township an area where medium-density residential development is already emerging, it is considered that the RRZ zoning of the subject site is more appropriate than the current Rural Production Zoning. The proposed zoning represents a largely positive change for the site and the wider Kaitaia area as it recognises the need for housing to occur in the area, while providing for, by case consideration of any proposed residential activity within the context of the subject site and immediate surrounding environment (as opposed to a 'one size fits all' approach).</p> |
| FS48.6 | Trent Simpkin | S284.011 | Planning maps | Rural Lifestyle Zone | Amend zoning of land at 1 Kotare Street, 1 and 2 Kaka Street, 166-182 Takahe Road, 1A-C Moa Street, 42 and 65 Kiwi Street, 230 - 1418 Sandills Road, and Lot 5 Sandills Road, Ahipara, from Rural Lifestyle and Rural Production Zone to Rural Residential Zone (see map attached to original submission) | Support | Allow | <p>On behalf of Clifford Hau, Whetumarama Hau, Darryl Smith, and Nora Smith all of whom own properties and reside on Moa Street, Ahipara:</p> <p>We support this submission for those reasons outlined by Mr Simpkin.</p> |
| FS48.7 | Tristan Simpkin | S288.011 | Planning maps | Rural Lifestyle Zone | Amend zoning of land at 1 Kotare Street, 1 and 2 Kaka Street, 166-182 Takahe Road, 1A-C Moa Street, 42 and 65 Kiwi Street, 230 - 1418 Sandills Road, and Lot 5 Sandills Road, Ahipara, from Rural Lifestyle and Rural Production Zone to Rural Residential Zone (see map attached to original submission) | Support | Allow | <p>On behalf of Clifford Hau, Whetumarama Hau, Darryl Smith and Nora Smith all of whom own properties and reside on Moa Street, Ahipara:</p> <p>We support this submission for those reasons outlined by Mr Simpkin.</p> |
| FS48.8 | Te Hiku Community Board | S257.025 | Rural production | Objectives | <p>Amend the Rural Production Zone objectives so that productive land is defined based on its ability to produce food but can accommodate things other than rural production;</p> <p>OR amend Planning Maps to remove RPROZ from urban areas as separately submitted.</p> | Support | Allow | <p>On behalf of FNR Properties Limited and Ngai Takoto:</p> <p>We support this submission for those reasons outlined by Te Hiku Community Board.</p> |