



*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:	Brian & Katherine Susan Hutching		
Company / Organisation Name: (if applicable)			
Contact person (if different):			
Full Postal Address:	P O Box 575		
	Kerikeri 0245		
Phone contact:	Mobile: 021-241 9879	Home:09-407 9850	Work:09-407 7049
Email (please print):	brian@totaldesign.co.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)

Rural Production Zoning of the area bounded by Waipapa Road to the North, State Highway 10 to the West, and the Kerikeri River to the East, but excluding the new Light Industrial zone in the Northwest corner and the new Sport & Recreation zone next to State Highway 10.

S70.001



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

My submission is:

(Include details and reasons for your position)

The area defined above is currently zoned Rural Production with the proposed plan continuing that zoning. It is our submission that the zoning should be changed to Rural Residential for the following reasons:

- The Rural Production zoning does not reflect the current land use which is predominately residential.
- Almost all properties are 0-2 hectares in size with only 3 larger lots of approximately 5 hectares each, one of which is to become the Harvest Christian School. No properties are economically viable as rural production units. Three businesses operate in the area: a door & window factory, a roofing business and a childcare centre. There is also a Jehovah's Witness church. None are related to rural production.
- Zoning this area as Rural Production continues the discord between the purpose, objectives and policies of that zoning and the current land use. Conflict has occurred where businesses complying with the current zoning have established themselves and created adverse effects for the neighbouring residential properties, most of whom predate the businesses.
- Retaining the Rural Production zoning in proximity to the new Rural Residential and Sport & Recreation zones on the boundaries of the area risks reverse sensitivity issues. Zoning the area Rural Residential will prevent new industrial & commercial activities starting up adjacent to existing residential properties & mitigate this risk of reverse sensitivity.
- It has been suggested that the reason for maintaining the Rural Production zoning for this area on the South side of Waipapa Road, while designating the North side as Rural Residential, is to do with the susceptibility of parts of the area to 100-year flooding. This is inappropriate when the new plan contains a full set of provisions designed to mitigate the risks from natural hazards. There are also engineering solutions available to mitigate the risk. These should be used to control development where appropriate, rather than applying a zoning restriction that unfairly affects all properties.
- The area is ideally located for residential housing to serve both Waipapa and Kerikeri. It includes the proposed Harvest Christian School at 351 Waipapa Road and is across the road from the future third Kerikeri Primary School at 334 Waipapa Road. It is close to the Waipapa & Klinac Lane shopping areas as well as Kerikeri. The proposed new sports fields are close by & the existing sports facilities at Bay Sport (Harmony Lane) and the Kerikeri Rugby Club (Kerikeri Heritage By-pass) are within walking distance.

I seek the following decision from the Council:

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

Change the area described from a Rural Production zoning to Rural Residential.



<input type="checkbox"/> I wish to be heard in support of my submission <input checked="" type="checkbox"/> I do not wish to be heard in support of my submission <i>(Please tick relevant box)</i>
If others make a similar submission, I will consider presenting a joint case with them at a hearing <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do you wish to present your submission via Microsoft Teams? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Signature of submitter: <i>(or person authorised to sign on behalf of submitter)</i> Date: <i>(A signature is not required if you are making your submission by electronic means)</i>

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 not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



SUBMISSION NUMBER