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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:	Dandy Developments Limited		
Company / Organisation Name: (if applicable)			
Contact person (if different):	Danielle Moa		
Full Postal Address:	PO Box 90,		
	Mangonui 0442		
Phone contact:	Mobile:	Home:	Work:
	027 293 9903		
Email (please print):	Danielle@fnitm.co.nz		
2. (Please select one of the two options below)			
<input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission <input type="checkbox"/> I could gain an advantage in trade competition through this submission			
<i>If you could gain an advantage in trade competition through this submission, please complete point 3 below</i>			
3. <input type="checkbox"/> 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			
<input type="checkbox"/> 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			
<i>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</i>			
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)			
RLZ-O1 RLZ-O2 RLZ-R3 RRZ-O1 RRZ-O2 RRZ-R3			

Danielle Moa



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

My submission is:

S142.001

(Include details and reasons for your position)

- Lot 2 DP 195378 at 458A Hihi Road is more appropriately zoned as Rural Residential as was shown in the Draft District Plan. RRZ-O1, RRZ-O2 are consistent with the existing activities and amenity values in the surrounding area and RRZ-R3 is an appropriate residential intensity in this location.
- The properties to the north of Hihi Road between Hihi Beach Road and number 444 Hihi Road, are predominantly already less than the discretionary activity lot size for subdivision in the Rural Lifestyle Zone as a result of the current Coastal Living Zoning of the Operative District Plan. RLZ-R3 is therefore an inappropriate residential intensity in this location and RLZ-O1 and RLZ-O2 are not suitable to the receiving environment.
- Lot 2 DP 195378 is not suitable for primary production given the proximity of existing residential dwellings and associated potential for reverse sensitivity and land use incompatibility.
- Rural Residential Zoning of Lot 2 DP 195378 better reflects the existing surrounding environment, which contains existing rural residential development, often clustered as is the case on Wilson Way.
- The 'Overview' for the Rural Lifestyle Zone states that "Residential living at rural residential densities, ... are not provided for or anticipated in the zone as they can reduce rural character and amenity, lead to reverse sensitivity, and cumulative effects ...". However, the existing mixed pattern of subdivision and residential development of the land to the west of the Hihi residential area shares characteristics more aligned with the Rural Residential Zone, being located on the fringe of the Hihi settlement, containing existing residential development on lot sizes that are in many cases unsuited for commercial or domestic scale primary production. In particular, commercial primary production would generate reverse sensitivity effects.
- The boundary of the High Natural Character (Reference 151) should not intrude into Lot 2 DP 195378 as the property boundary provides a logical limit.

S142.002

I seek the following decision from the Council:

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

- Rezone Lot 2 DP 195378 as Rural Residential.
- Re-map High Natural Character Overlay (Reference 151) to remove intrusion into Lot 2 DP 195378.

- 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)

Amber

Date: 18/10/22

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



SUBMISSION NUMBER