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## Submission on Proposed Far North District Plan

### Form 5 submission on publically notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Far North District Council - District Planning

**Date received:** 21/10/2022

This is a submission on the following proposed plan (the **proposal**): Proposed Far North District Plan

**Address for service:**

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**I wish to be heard:** No

**I am willing to present a joint case:** No

Could you gain an advantage in trade competition in making this submission?

- **No**

Are you 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 effects of trade competition

- **No**

### Submission points

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**Point 55.1**      **S260.001**

**Section:** Rural production

**Sentiment:** Oppose

**Submission:**

The proposed rezoning of the current Rural Production zone to horticultural appears to have been made in haste and without ground truthing. Little or no consideration appears to have been given to protecting areas that meet the soil profiles and water

requirements for horticulture practice outside of Kerikeri. There are other areas where opportunity lies that won't have the residential intensity issues that are going to be created by the proposed changes in the Kerikeri District.

For areas in the Kerikeri District that have been proposed for change from Rural Production to Horticulture I wish to raise the following points:

Water:

the current proposed horticulture zones appear to have been identified based on the ability to assess water from current supplies, i.e. follow the Kerikeri Irrigation scheme line. This water supply from our experience is not readily available in commercial quantities and in terms of a water source for vulnerable crops during the summer months is not reliable.

Land suitability:

the proposed maps identifying the proposed horticulture zones take a very broad brush approach, zones of hilly, scrubby, south facing, poor quality soils have been included. Has soil quality/type been considered in the identification of the proposed zone changes?

Housing densities:

Areas proposed for horticulture have already been developed, in some places smaller blocks already exist as a result of resource consent being granted by FNDC. Encouraging horticulture, through inhibiting other use of the land, in these areas will have an impact on residential properties that have already been approved by Council.

Impact on SNAs, PNAs and conservation areas:

The proposed maps have identified areas of natural importance as being in the horticulture zone, how does the Council propose to maintain protection of these sites?

### **Relief sought**

Relook at proposed zoning from Rural Production to Horticulture considering the bigger long term picture.

Remove Onekura Rd and offshoots from proposed Horticulture zoning and rezone to rural lifestyle.

Have a physical look at the areas on the ground instead of using what appears to be narrow minded desktop exercise.