



Remember
further
submissions
close at 5pm,
Monday 4th
September

FS343

Proposed Far North District Plan further submission form

Form 6: Further submission in support of, or in opposition to, submission(s) on the notified Proposed Far North District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

To: Far North District Council

This is a further submission in support of or in opposition to submission(s) on the Proposed Far North District Plan.

1. Further submitter details (mandatory information)	
Full name of individual/organisation making further submission:	Okura Trust
Contact person (if different from above):	Craig Lee
Email address:	monrolee@outlook.com
Postal address:	19 Okura Drive, Kerikeri <div style="text-align: right;">Postcode 0230</div>
Preferred method of contact:	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone contact:	Daytime: 0272777911 Mobile: 0272777911

2. Eligibility to make a further submission (for information on this section go to RMA Schedule 1, clause 8)

I am:

- A person representing a relevant aspect of the public interest. In this case, also specify below the grounds for saying that you come within this category; or
- A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category; or
- the local authority

My reasons for selecting the category ticked above are: Owner of the land

For example: Any person representing a relevant aspect of the public interest would likely include public interest environmental groups

Any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has is likely to include owners of land and users of resources directly affected by plan provisions. It is also likely to include iwi and hapu where their interests are directly affected.

3. Request to be heard at hearing

- Yes, I wish to be heard at the hearing in support of my further submission; or
- No, I do not wish to be heard at the hearing in support of my further submission

If others make a similar submission, I will consider presenting a joint case with them at the hearing

- Yes No

Signature of further submitter:

(or person authorised to sign on behalf of further submitter)



Date: 03/09/2023

(A signature is not required if you are making your further submission by electronic means)

The specific submission(s) on the Proposed Far North District Plan that this further submission relates to:

Name of original submitter	Address of original submitter	Original submitter number	Original submission point number	Support or oppose	Reasons for supporting or opposing	I seek that the whole (or part (describe part)) of the submission be allowed (or disallowed) Give precise details
<i>Example</i> John Smith	<i>Example</i> 60 Kerikeri Road Kerikeri 0230	<i>Example</i> 600	<i>Example</i> 600.001	<i>Example</i> Support	<i>Example</i> I support because I believe	<i>Example</i> I seek that the whole of the submission point be allowed
GRAY GILPAINE HOLDINGS LIMITED	90 KERIKERI RD, KERIKERI 0230	S295	S295.001	Support	See attached page	See attached page

Use additional sheets if necessary

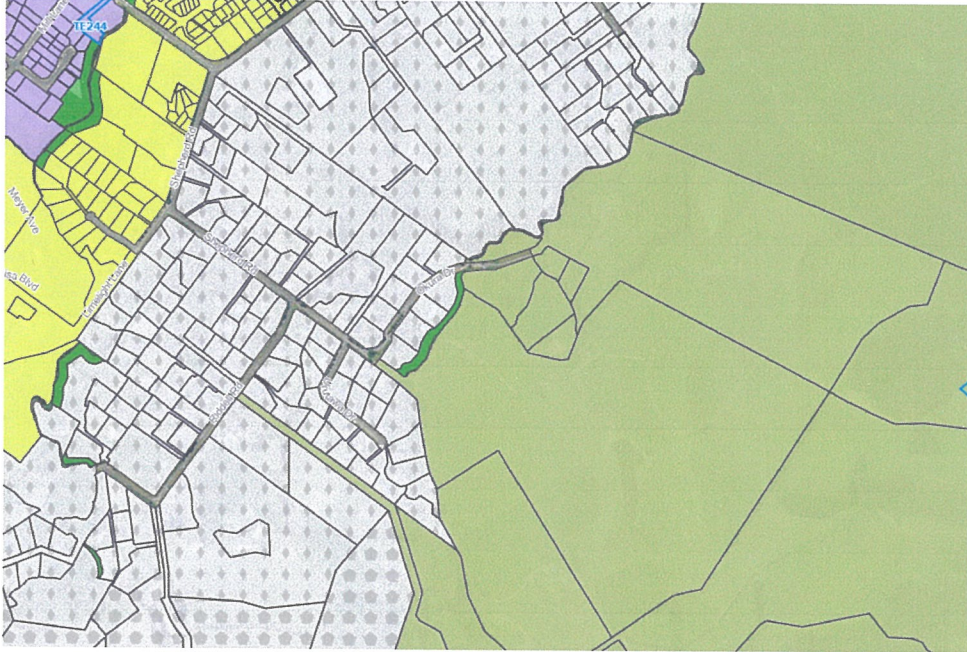
Further Submission to Proposed District Plan – By Okura Trust. Contact Person – Craig Lee, Ph 0272777911
Name of Original submitter – Gray Gilraine Holdings Limited, 90 Kerikeri Road, Kerikeri 0230
Original Submitter Number – S295 Submission point - S295.001

Support or Oppose – Support

Reasons for Supporting:

The map which the FNDC has used for defining the zone change on the southeast side of Kerikeri, at the end of the Shepherd Road and Okura Drive area, is **out of date** [See below].

Map used for Far North District Proposed Plan:



The area referred to by the Original Submitter [...including properties at 99 and 101 Shepherd Road, 19 Okura Drive, 27C Riddell Road...] shows **9 titles**. In fact, this area now has FNDC approval for **23 titles** [See below].

Map showing Actual Consents already underway and requested zone margin shift:



The Proposed Rural Production zone allows a maximum of one residential unit per 40 ha. There are already 20 approved lots within 35 ha in this area. Only 2 of the 23 properties match the proposed zone requirement.

1] The Rural Production zone rules in the Proposed Plan are even more conservative than those in the Operative Plan's Rural Production zone [which allows one residential unit per 12 ha]. The proposed Rural Production zone for this area **is clearly not fit for purpose** as it does not reflect what already exists.

2] The Policies and Rules for Rural Production zoning are **not appropriate** for these properties. This area needs to be covered by the governance provided by the Rural Residential zone.

3] Expanding the **Rural Residential zone in this area is sensible**. The area in the original submission has substantial infrastructure to support it, including a formed and sealed vested road [extension of Okura Drive currently under construction], high voltage underground power reticulation, proximity to fibre telecommunications, and proximity to the WWTP. This area is only 2 km from the centre of Kerikeri. As the original submitter says, the soil in this area is poor quality for food production, and development in this area does not contribute to the congestion on Kerikeri and Waipapa Roads.

We seek that: the whole of the submission be allowed, amending zoning of land in proximity to Kerikeri township (south-east of Shepherd Road) from Rural Production to Rural Residential, including properties at 99 and 101 Shepherd Road, and 19 Okura Drive.