



## Proposed District Plan submission form

Kerikeri Service Centre  
21 OCT 2022

Clause 6 of Schedule 1, Resource Management Act 1991

UBMISSION NUMBER  
(Council use only)

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.**

Full Name:	Robert Shaun Clarke		
Company / Organisation Name: (if applicable)	N/A		
Contact person (if different):	N/A		
Full Postal Address:	113B Waipapa Road, Kerikeri, 0230		
Phone contact:	Mobile: 0272200088	Home:	Work:
Email (please print):	Shaunclarke1		

### 1. Submitter details:

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)*

Part 2, Sub-P3 regarding zoning at Koutu, South Hokianga

Confirm your position   
(please tick relevant box)

Support

Support In-part

Oppose  *RBC*

**My submission is:**

*(Include details and reasons for your position)*

This submission respects the progress that has been made by the FNDC on the new District Plan to date, and thanks the council for consulting frequently with the public through the process. In response to the current draft and the submission deadline of 21 Oct 22, please accept the following suggestion.

The one area most in need of change is the zoning that would allow more housing to be developed on Koutu Terrace, Koutu. There are 16 properties in the private hands of about as many owners on Koutu Terrace now, and only a couple have been built on in the past 10 years. In that time, Te Kura Kaupapa Māori o Hokianga has been built by the Ministry of Education at Koutu Point. This new Kura for the Hokianga community has a capacity of 200 students, which it is rapidly growing towards. The economic ecosystem that can and should be developed and supported in the surrounds of such an important facility has inadequate space designated. Most significantly, there is little new land zoned for housing, which means teachers and families have limited ability to locate near the school.

Much of the built-on land in Koutu (on Koutu Loop and Koutu Point Roads), as per the council's e-plan, is adversely affected in some way by River Flood Hazards or Coastal Flooding. Therefore, for the future proofing of the settlement, more residential zoning is requested.

At the moment, the 16 sections on Koutu Terrace are zoned Rural Lifestyle, meaning the sections which are all around one hectare in size can only take one residence. By zoning the road to Rural Residential, and considering the extended potential through discretionary as well as permitted activities under that zoning, the short Koutu Terrace road could support up to 40 or so households.

The suggestion is consistent with the nine significant resource management issues that FNDC aims to address in this new District Plan. In particular:

- Increased capacity for building on Koutu Terrace would acknowledge current and future demand for Kura-related teacher and family accommodation, but would also address the well acknowledged shortage of worker accommodation in the South Hokianga (which is holding back the development of the district in this area);
- Not foreseeing and providing for demand adequately will see Council having to waste resources retrospectively fixing the capacity issue by processing Proposed Plan Changes later;
- Koutu Terrace is actually positioned on a very significant terrace which has all the sections raised well above the River Flood Zone and Coastal Flood threats in the e-plan, meaning homes and structures on this terrace would be future-proofed for climate change (and allow for potential coastal retreat);
- The terrace is also a natural feature for a zone demarcation, and offers potential homeowners natural views of the coast and settlement, without the risks of actually being on the coastline;
- The soil-type on Koutu Terrace is poor for horticulture, having been sluiced for kauri gum historically (but, as per the resource consent, the properties are suitable for aerobic wastewater management with ample space);
- From an iwi perspective, Koutu Terrace has an archaeological clearance already after having been thoroughly investigated during the original resource consenting process;
- The scale, character and amenity of the existing coastal 'settlement' at Koutu does not lend itself to quality housing development or intensification, and a new release of land would seem more appropriate.

Overall, Koutu Terrace has vast plots of land which have been sold but not really developed, in an area which is obviously intensifying in association with the new Kura Kaupapa. This seems sub-optimal, and maybe even wasteful. The area needs to be

future-proofed for development, supporting the Kaupapa of the school and area with appropriate allocation of land in a modest level of intensification. Koutu Terrace is perfectly placed for self-contained houses under the sort of low-density intensification that Rural Residential zoning, or similar would provide.

**I seek the following decision from the Council:**

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

Could FNDC please look at amending the zoning in Koutu, South Hokianga, to provide for more housing as per the submission above. Thank you.

- 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

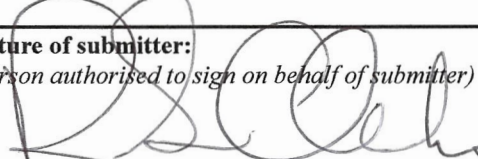
- Yes  No

Do you wish to present your submission via Microsoft Teams?

- Yes  No

**Signature of submitter:**

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



**Date:** 21 OCTOBER 2022

*(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](mailto:pdp@fndc.govt.nz)

S531.001

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](http://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.