



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:	Jane E Johnston		
Company / Organisation Name: (if applicable)			
Contact person (if different):			
Full Postal Address:	19 YORKE RD		
	HARURU FALLS 0204		
Phone contact:	Mobile:	Home:	Work:
	021 973392	09 4027861	—
Email (please print):	agentjane99@gmail.com		

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)

as per submission attached / within email.



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

My submission is:
(Include details and reasons for your position)

as per in email

I seek the following decision from the Council:
(Give precise details. If seeking amendments, how would you like to see the provision amended?)

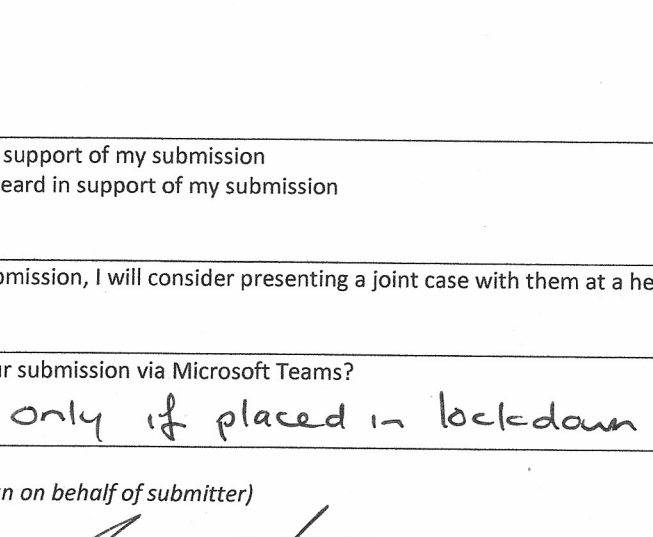
as per in email .

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 only if placed in lockdown by Govt.

Signature of submitter:
(or person authorised to sign on behalf of submitter)

Date: 21 OCT 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

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

From: agentjane99@gmail.com
To: [Proposed District Plan](#)
Subject: submission
Date: Friday, 21 October 2022 5:02:14 pm

CAUTION: This email originated from outside Far North District Council.
Do not click links or open attachments unless you recognise the sender and know the content is safe.

From Jane Johnston

19 Yorke Rd

Haruru Falls

Bay of Islands 0204

Email – agentjane99@gmail.com

Phone – 09 4027661

Cell – 021 973392

Yes – I would like to be heard in support of my submission

With respect to Part 2 – District Wide Matters – Transport Section

-

Submission Point 1

My Submission

I oppose the proposed 'required' parking provisions as laid out in Table 1.

These parking requirements are excessive and counter to the policies and objectives for sustainable transport networks, and the promotion of alternative modes of transport (to private car use).

The requirements are also inequitable, with respect to the differences provided for, "per" residential unit across the categories of "residential", "multi-unit development", "papakainga", "retirement village".

They are also inequitable in terms of 'places of work' vs places temporarily occupied by people who may require 'visitors' to be accommodated (e.g hospitals, schools, event facilities - such as Marae or Community Halls and recreation spaces).

Relief Sought

Adjust the requirement downwards for all parking requirements.

S560.001

Introduce maximum spaces to allocate for different categories of unit

Encourage public transport use - by advocating other divisions within Council notify requirements (to designate) public transport hubs, and associated facilities along key routes to enable public transport use and alternative modes of transport (other than private cars) - as an alternative method to rules within the DP.

S560.002

Submission Point 2

My Submission

I oppose the proposed 'required' parking provisions as laid out in Table 2 with respect to accessibility parking.

These parking requirements are insufficient and counter to the policies and objectives with respect to providing sufficient accessibility for those with disabilities – in an aging population.

The requirements are also inequitable, with respect to the differences provided for accessibility to commercial areas and to worksites. As more retired people are staying in the workforce, work sites ought to provide for accessibility parking for employees as well as to accommodate clients/customers or visitors.

Relief Sought

Adjust the requirement upwards for all accessibility parking requirements.

S560.003

With respect to Part 3 – Area Specific Matters – Residential Section

My Submission

I oppose the creation of just one 'general residential' zone with a minimum size of section, and a cap on the number of units able to be accommodated per section, and with requirements for outdoor living space, and yard to boundary rules.

That requirements prohibit high density residential accommodation, without a relationship with 'commercial' use as provided for in the mixed-use zone.

There is also a need to allow (provide) for, accommodation that is affordable and accessible to work, education and recreation opportunities. Accommodation as per the Proposed plan fails to provide for young adults (new entrant workers or students), as well as for the home-alone elderly. The Proposed DP does not cater to all options or 'potential' choices for people throughout their life-cycle, in being heavily biased towards providing for 'families' rather than for individuals or other groups who may choose to want to cohabitate.

Please cross reference to my submission point with respect to "mixed-use" zone

Relief Sought

Provide a high density residential zone, in its own right – without the necessity to have a 'commercial' ground floor level (as per the mixed-use zone). All townships ought to have a proportion of future housing able to accommodate young single adults, and single elderly – accessible to services, and not requiring individual car-parking spaces or personal 'outdoor living' areas.

S560.004

Such a zone should provide choice at the opposite end of the continuum from 'rural-residential', 'rural-lifestyle' and 'coastal-living' as per the operative plan – where we currently see people housed in caravans, shacks, tents, cars and temporary hired cabins.

The dire need for affordable, accessible housing across the Far North must be accommodated within this plan, rather than enshrining rural-poverty (refer Far North stats re: deprivation indices) in rural zoned properties.

With respect to Part 3 – Area Specific Matters – Mixed-Use Zone

My Submission

I oppose the extent of the area to be zoned "mixed-use".

The area provided for in every township where this nw zone is proposed to be introduced is too extensive, and it will hamper the development of much needed affordable accommodation by requiring a glut of unneeded 'commercial' space at ground floor level. Meanwhile insufficient 'industrial' space has been envisaged as catering to 'warehousing' which requires a lot of vehicle movements (as delivering as made both two and from the warehousing/storage nodes).

In particular I highlight Kerikeri – where a huge area has been proposed to be rezoned as 'mixed use' – while also acknowledging (with the S32 reports) that there is sufficient commercially zoned land in the vicinity (at Waipapa, for example).

The infrastructure has not yet been secured to cater for the vast development envisaged (potential released) by this PDP. I note an absence of FNDC notices of requirement within the notified PDP to ensure transportation networks and other essential infrastructure will be developed alongside or prior to releasing land to this extensive redevelopment potential) to cater for the vast development envisaged (potential released) by this PDP.

Relief Sought

Reduce the area covered by the proposed mixed use zone, by at least a half – to 2/3ds. And allow for high density residential living, without the encumbrance of having to also provide for commercial use.

S560.005

The mixed-use areas should also not be contiguous – they ought to be established as nodes, to allow for precincts of like activities to emerge – and to allow for separation of travel and flow between nodes.

S560.006

Consider providing for mixed use either edge of Kerikeri for example, with areas of high-density residential in between.

S560.007

With respect to Part 3 - Area Specific Matters – Specific-Purpose Zones

My Submission

I oppose the failure to introduce a specific purpose zone for Opuia and for Paihia/Waitangi, and for Russel townships – as tourist resort/hubs.

These areas are in need of specific provisions to allow for tourism related activities and facilities to be further developed. There has been insufficient attention paid to the need to provide for 'dormitory' suburban/worker accommodation in the vicinity of these areas, that acknowledges the highly seasonal nature of the workforce (similar to horticulture workers, which is provided for).

Relief Sought

Provide another specific purpose zone – for the tourist resort townships around the Bay – and acknowledge the significant investment in communal maritime facilities around the Bay.

\$560.008

Regards, Jane Johnston



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