

## Online Further Submission

## Further Submitter #56

<b>Further Submitters Name</b>	Mark Christiansen
<b>Further Submitter Number</b>	FS56
<b>Wish to be heard</b>	Yes
<b>FS qualifier</b>	a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)
<b>FS qualifier reason</b>	I ma a rate payer, interests in building and real estate industry and previous experience in working with Council
<b>Joint presentation</b>	Yes
<b>Attention:</b>	Mr. Mark Christiansen
<b>Contact organisation</b>	na
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<b>Online further submitter?</b>	Yes
<b>Date raw FS lodged</b>	02/09/2023 2:36pm

FS56.001

## Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
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FS56.1	LJ King Ltd	S464.019	Subdivision	SUB-P8	Amend SUB-P8 to add more circumstances where rural lifestyle blocks can be allowed in the Rural Production Zone, especially around existing houses.	Oppose	Allow in part
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The changes to the RMA related to concentration of residential housing in rural zones appears short sighted given the lack of infrastructure in and around most urban areas in the Far North. In particular issues related to the expected growth in The Kerikeri area. I suggest that there is a need to consider the existing life style blocks within a defined radius of present town ships in the Far north region (Say 15 Km) as a viable option. To avoid stagnation of development due to the lack of serviced land around these

townships  
would it not  
be a good  
idea to  
allowing  
existing  
lifestyle block  
to be further  
subdivided  
where it could  
be reasonably  
proven the  
new lots could  
have suitable  
on-site  
services, be  
subdivided  
down to a  
minimum 1 ha  
lot size, have a  
native bush  
covenanted  
area of 20% of  
the new  
developed lot,  
be on land  
who's soil is  
not suitable  
for  
horticulture,  
where  
stormwater  
and  
impermeable  
surface issues  
are  
considered.  
The additional  
advantages of  
this type of  
infill  
subdivision of

subdivision of  
life style type  
development  
will include,  
lowering of  
cost of land,  
enable  
occupants to  
stay living in  
the area,  
another  
option for  
retirees,  
enhance the  
environment  
by planting  
natives in  
place of pine  
tree type  
developments,  
more rates  
and allow  
time for  
Council to  
establish  
service  
infrastructure.  
This lift style  
lot  
development  
will make use  
of land that is  
not sized to  
provide a  
suitable farm  
type use and  
it is a practical  
option to  
avoid  
increased land  
pricing for  
those who can

not get a root  
on the  
property  
ladder, .