



Kerikeri Service Centre
21 OCT 2022

Submission 362

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:	Dave McClelland		
Company / Organisation Name: (if applicable)	Kerikeri Heights Ltd		
Contact person (if different):			
Full Postal Address:	372 Kerikeri Road		
	Kerikeri		
Phone contact:	Mobile: 0275 696 090	Home: 407 6060	Work:
Email (please print):			

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 3 - ZONES



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

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

My property at 372 Kerikeri Road, Kerikeri is zoned Rural Residential under the Proposed District Plan. I believe my property would be more appropriately zoned General Residential Zone.

The property is immediately across the road from properties proposed to be zoned General Residential Zone. In particular, a large general residential subdivision is currently being developed at 373 Kerikeri Road with lot sizes of approximately 300m² and 700m².

The property already has available development infrastructure running past the boundary which could be connected. These include stormwater and potable water. The property has electricity, and fibre broadband to the boundary. Additionally, there is a sewerage connection on the boundary of the property and the neighbouring property at 366 Kerikeri Road. The property is immediately adjacent to Greenway Drive and Highland Way, which have reticulated services for water, stormwater and fibre. The two properties immediately across the road (one of which is where the large subdivision is being developed) have wastewater connections.

Being that the property is on Kerikeri Road, it is within easy walking distance to town. Walkers can reach town in just 8.5 minutes. There is a footpath running past on the opposite side of the road, and the footpath on the same side as my property terminates nearby at Greenway Drive. The close proximity to town for walkers and cyclists provides for accessibility and reduced traffic movements in future development.

Rezoning the property to General Residential would be more than appropriate given the development infrastructure available, and would be in keeping with the local amenity. This will reduce reverse sensitivity issues over being zoned as a rural environment zone.

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

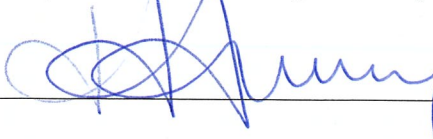
I seek to have the Council rezone the property in the Proposed District Plan to General Residential. **S362.001**

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)

 pp. Janet Henry



Date: 19 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

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