



**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:

<b>Full Name:</b>	Angela Lush		
<b>Company / Organisation Name: (if applicable)</b>	Gone North Ltd.		
<b>Contact person (if different):</b>			
<b>Full Postal Address:</b>	PO Box 30, Kohukohu, 0491		
<b>Phone contact:</b>	<b>Mobile:</b> 027 488 9992	<b>Home:</b>	<b>Work:</b>
<b>Email (please print):</b>	angela@artofthisworld.co.nz		

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)*

#### **Planning Maps – Kohukohu**

*Part of 1368 Kohukohu Road, Kohukohu 0491*



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

**My submission is:**

(Include details and reasons for your position)

The Mixed Use spot zone for this property is isolated from the rest of the Mixed Use and Commercial Zones within the Heritage Precinct of Kohukohu. The building sited on the land parcel fills the entire site and there is no buffer between this and the scheduled Heritage Residence located immediately next door. All surrounding land is zoned General Residential.

I am concerned that future use of the property and building under a Mixed Use Zone will impact significantly on the quiet enjoyment of the neighbouring residence. Mixed use zoning will impact unreasonably on the amenity values of all the surrounding residential land, by adversely affecting fire safety, traffic and parking and noise/hours of operation etc.

The proposed Mixed Use spot zoning is contrary to sound resource management practice. The proposed zoning of this small site is clearly contrary to objective MUZ-O4, in that adverse environmental effects generated by activities within the site cannot be effectively managed at the zone boundaries.

Such a small site has little or no redevelopment potential for mixed uses, with no opportunity to create setbacks to protect neighbours' amenity.

The site is most suitable for General Residential Zoning in all respects.

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

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

Change the zoning of the property on part of 1368 Kohukohu Road ("The Herald Building" site also known as 1366 Kohukohu Road) from Mixed Use Zone to General Residential Zone. **S453.001**

- 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 I am comfortable with in person or MS Teams



**Signature of submitter:**

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

Angela Lush, Director – Gone North Ltd.

**Date: 20/10/2022**

*(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)

**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.



**SUBMISSION NUMBER**