

Dave & Nisha Clark
14 Wharo Way
Ahipara 0481

10 October 2022

Far North District Council Planning
District Planning Team
Via Email: pdp@fndc.govt.nz

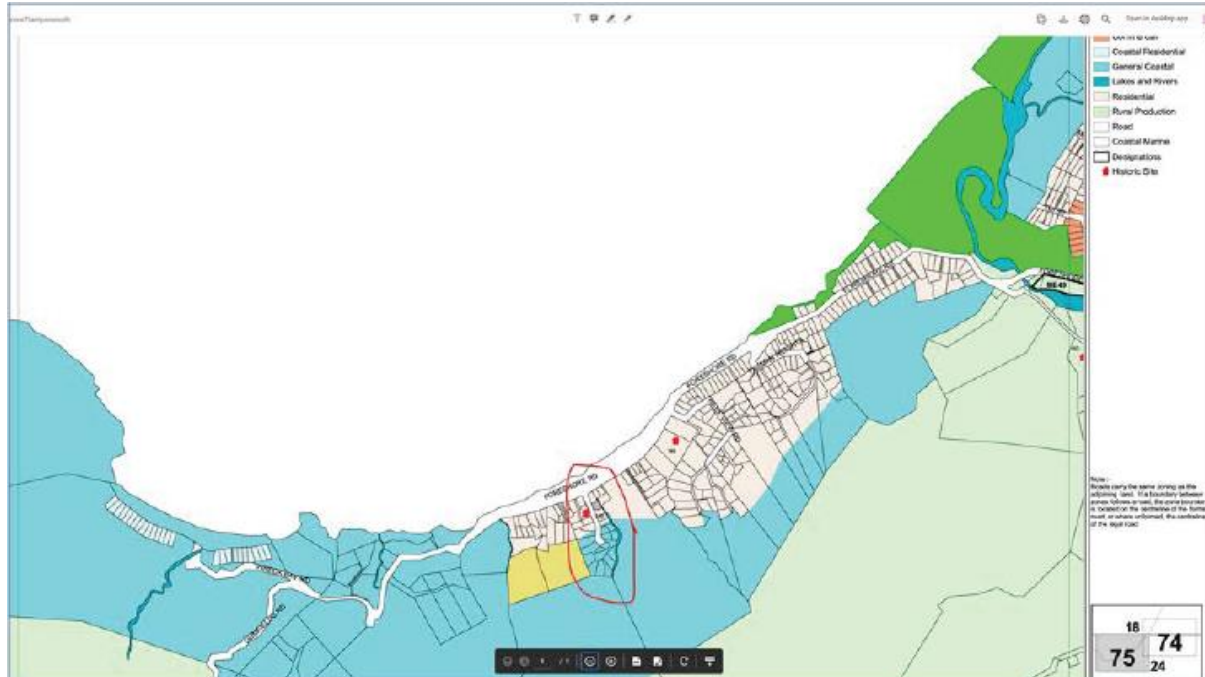
Dear District Planning Team

Submission: Request to Rezone Section(s) PDP - Lot 16 DP 381292 (Title 325713)

Our section is part of an approved Residential subdivision located in Wharo Way, Ahipara. Our understanding is the Subdivision was completed in 2009 and the following year the developers went into liquidation. Although DP381292 is an approved Residential subdivision, it retained a mixed zoning status with many lots retaining a General Coastal zoning while the balance was zoned Residential. Oddly enough, the Lots closest to Foreshore Rd and the beach were zoned Residential and those further away General Coastal.

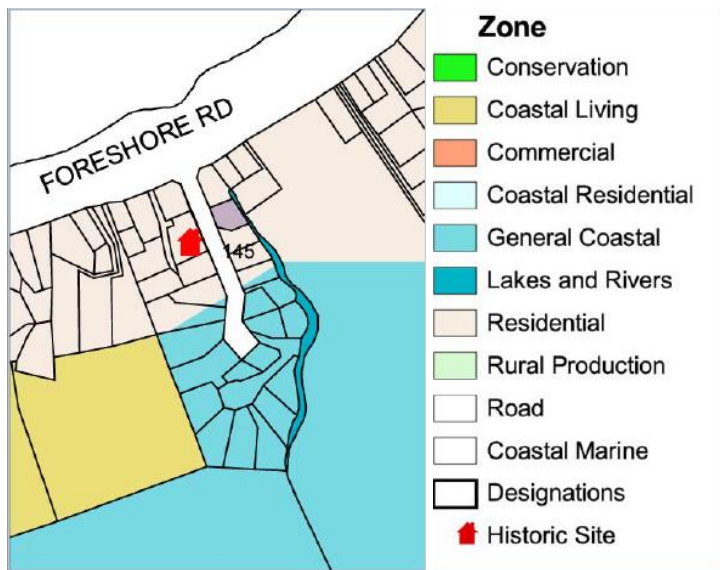
In reviewing the FNDC zone maps (Operative District Plan Map #75), the anomaly of the zoning, in comparison to the rest of Ahipara south, is quite visible. (Circled in Red within Pic.1. The Residential zone for Ahipara includes all Residential sections except that of Wharo Way. The approximate boundary encompassing the housing lots is consistent – except for our subdivision.

Pic.1



A closer view of the subdivision as detailed in Pic.2

Pic.2



We have been made aware that the Far North District Council's (FNDC) Proposed District Plan is intending to set aside some of the General Coastal zones as rural production.

We believe the designated zoning of this subdivision to Rural Production is an oversight. FNDC has assigned what was previously a General Coastal zone into Rural Production, just allowing for minor tweaks to avoid split zoning.

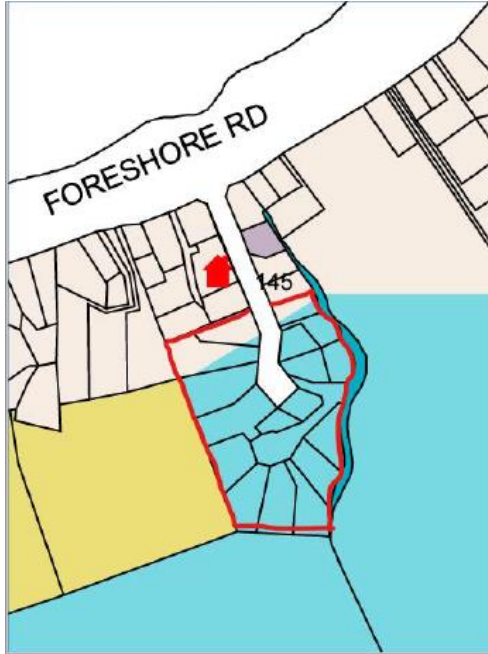
To highlight this oversight, RPROZ-R3 states (Per-1), the site area per residential unit is at least 40ha. With Discretionary approval, (DIS-1) is 8Ha. These Lots were subdivided with Residential sizing in mind, have no productive potential, and are not located within a rural environment. Pic.3 taken from the ePlan proposed District Plan's ePlan shows the olive-green parcels designated as Rural Production.

Pic.3.



We do not represent all owners, and this submission relates specifically to Lot16, however common sense would lead to the complete subdivision being rezoned as Residential and therefore, a revised zone boundary would apply as per Pic.4 **S572.001**

Pic.4



We look forward to confirmation of our submission being received.

In the event this matter goes as far as a hearing, we would like to be heard.

Regards

A handwritten signature in blue ink, appearing to read 'Dave Clark'.

Dave Clark
14 Wharo Way
Ahipara 0481

Ph: 021 440 209

Cc: Nisha Clark
nisha.clark@gmail.com