



Remember
submissions
close at 5pm,
Friday 21
October 2022

Proposed District Plan submission form

Clause 6 of Schedule 1, Resource Management Act 1991

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:	Riki & Sharon Waiariki		
Company / Organisation Name: (if applicable)	N/A		
Contact person (if different):			
Full Postal Address:	9 Wharo Way, Ahipara, 0481		
	Address for Service; 142 Rangatira Rd, Beach Haven, Auckland 0626		
Phone contact:	Mobile: 021992256	Home: 099729270	Work: 021992256
Email (please print):	Ricksharon18@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:

1. Proposed rezoning of my affected section to Rural Production **S85.001**
2. Proposed rezoning of other sections within approved Subdivision **S85.002**



Confirm your position: Support Support In-part **Oppose the proposed Rezoning Plan**
(please tick relevant box)

My submission is:

Reference Lot 4 DP 381292 (Title 325701)

1. Approved Residential subdivision is presently split between residential and General Coastal
2. General Coastal zoning was incorrect and not aligned to all the other lots within Ahipara
3. All Residential Zoning requirements have been met
4. Proposed district plan erroneously changes the current zoning to Rural Production
5. Rural Production is not appropriate for the development Lots on Wharo Way

Refer attached PDF for more information in support of this submission.

I seek the following decision from the Council:

Rezoned DP381292 (Title 325701) to Residential **\$85.001**

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:

Date:

17 OCTOBER 2022.

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
(Council use only)**

85

Riki & Sharon Waiariki
9 Wharo Way
Ahipara 0481

17 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) Lot 4 DP 381292 (Title 325701)

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.

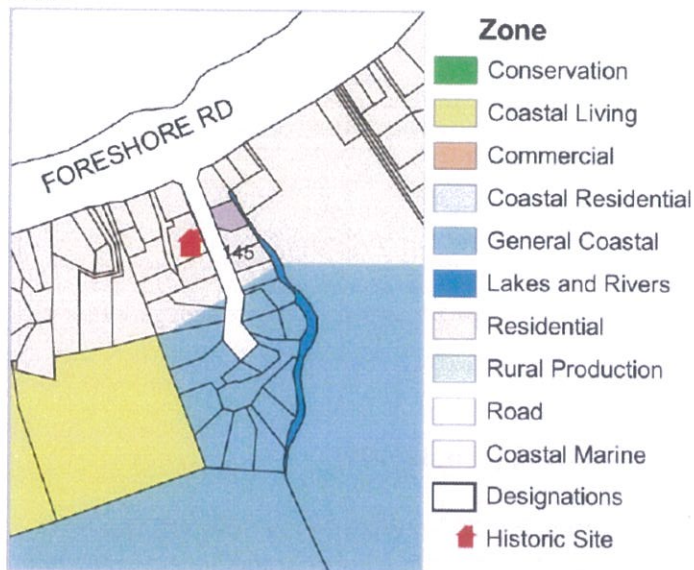
In reviewing the FNDC zone maps (Operative District Plan Map #75), the anomaly of the zoning, in comparison to the rest of Ahipara south, is quite visible. (Circled in Red within Pic.1. The Residential zone for Ahipara includes all Residential sections except that of Wharo Way. The approximate boundary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

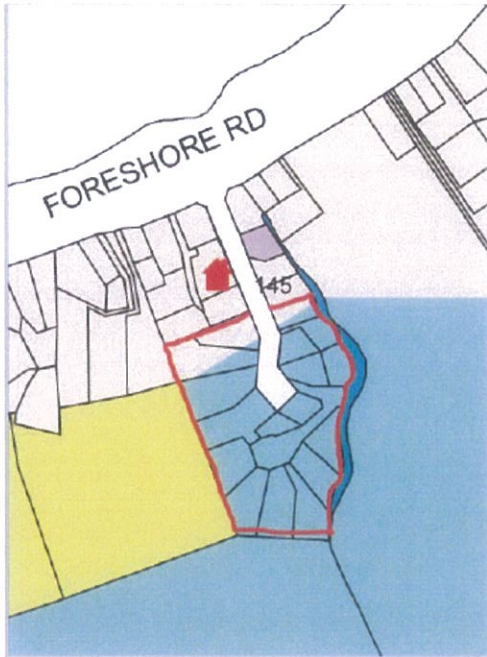
To highlight this oversight, RPROZ-R3 states (Per-1), the site area per residential unit is at least 40ha. With Discretionary approval, (DIS-1) is 8Ha. These Lots were subdivided with Residential sizing in mind, have no productive potential, and are not located within a rural environment. Pic.3 taken 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 Lot 4, 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

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 black ink, appearing to read 'Riki Waiariki'.

Riki Waiariki
9 Wharo Way
Ahipara 0481

Ph: 021992256

Cc: Sharon Waiariki
Ricksharon18@gmail.com