



Submission on Proposed Far North District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Far North District Council - District Planning

Date received: 20/10/2022

This is a submission on the following proposed plan (the **proposal**): Proposed Far North District Plan

Address for service:

Trent Simpkin
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New Zealand
Email: trent@arcline.co.nz

Attachments:

Kerikeri Horticulture Zone approx 75 square kilometres .png
Waitotara Drive - Should be Zoned Rural Residential .png
Okahu Road zoned Rural Residential - Support.png
Blue Penguin Drive to Redcliffs - should be zoned Rural Residential .png
Blue Gum Lane - Should be Zoned Rural Residential .png
Rangiputa - Needs Expansion Zoning .png
Kaitaia Residential Zone needs expanding.png
Kaitaia Residential Zoning - Old DP.png
Taipa-Cable Bay Area Should be zoned Rural Residential .png
Taipa Heights, Stratford Drive was Coastal Living Zoned - Old DP .png
weka st should be zoned general residential .png
kokopu subdivision should be zoned general residential - because it is already.png
Ahipara has no zone potential to grow.png
area outlined in red should be zoned rural residential .png

wharo way and the hillside above should be zoned general residential .png

haruru - red outline should be zoned rural residential .png

tokerau-whatuwhiwi needs rural residential zoning .png

Pekama Drive has sewer.png

stratford drive, dudley cres should be zoned general residential .png

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

Are you 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 effects of trade competition

- **No**

Submission points

Point 70.1 **S284.001**

Section: Planning Maps

Sentiment: Oppose

Submission:

Kerikeri Horticulture Zone is too large and broad.

The new Horticulture zone around Kerikeri is approximately 70-75 square kilometres.

I have two objections:

1. It's based upon info at a large scale (soil versatility maps) which aren't correct in a number of places such that its application is not suitable.
2. Many of the properties it has been placed upon (for example - Blue Gum Lane) is now used for other purposes i.e. rural residential. It is not a worthwhile zone to be plastering around the outskirts of Kerikeri on sites that will never be used for horticulture again.

The reason these two points matter is that the zone rules themselves are restrictive -

1. no minor residential units
2. no air bnb renting out without consent
3. commercial/industrial activities are all non complying

Relief sought

1. Look at the area more closely and change the zoning of areas being used for residential activities to the zone that makes the most sense - Rural Residential
2. A broad brush approach based on soil versatility maps shouldnt be used

3. Give more scope within the Horticulture zone rules for more activities

Point 70.2 **S284.002**

Section: Planning Maps

Sentiment: Oppose

Submission:

Waitotara Drive, Waipapa, should be zoned Rural Residential.

This is a submission on the proposed zoning of Waitotara Drive in Waipapa.

For context, our family owns a property on Waitotara Drive.

I oppose the proposition to zone Waitotara Drive 'Rural Production', and suggest that it should be zoned 'Rural Residential'.

The land was subdivided in mid 2000 and properties range from 8000m² to 1.2ha, most of which are developed with dwellings and lawns. It is clearly not being used for 'Rural Production' purposes and will ever be able to be in future.

See attached screenshot, the red outline showing the area of concern.

Bordering the proposed sports complex, which is appropriately zoned 'Sport and Active Recreation' (of which i support that zoning) it makes complete sense that Waitotara Drive is one of the 'ready to go' places for Waipapa to expand its housing stock into.

Any flood prone land can be mitigated through minimum Finished Floor Level requirements at subdivision stage.

All the properties to the North of Waipapa road are zoned Rural Residential, so doing the same to Waitotara is logical.

Making them Rural Residential means any future lots are self serviced, so doesnt require any further investment into services from FNDC. More properties = increased rating income = a better served district.

The land is not highly productive.

Relief sought

The proposed zoning of Waitotara Drive should be changed to 'Rural Residential'.

Point 70.3 **S284.003**

Section: Planning Maps

Sentiment: Support in Part

Submission:

Zoning of the Okahu Road Loop, in Kaitaia.

I support the proposed Rural Residential zoning of the interior of this road.

However, as per my attached screenshot, i have suggested a small addition to the Southern corner of this, to include a pocket of land which is zoned Rural Production, and is not, and will not be used for such purposes going forward.

Opening up Rural Residential land ensures no extra cost for FNDC to install services, as all sites are self serviced.

Relief sought

Retain the inside of the Okahu Road 'Loop' being zoned Rural Residential.

Extend the Rural residential to include the small pocket of properties to the South of Okahu Road as shown in my screenshot below.

Point 70.4 **S284.004**

Section: Planning Maps

Sentiment: Oppose

Submission:

Blue Penguin Drive/Kapiro Rd/Redcliffs Road Zoning

My submission point relates to the zoning of Blue Penguin Drive, Fernbird Grove, and the land between there and Redcliffs Road. See attached a screenshot with the parcels of land referred to, circled in red.

The proposed zoning is Rural Lifestyle, which has a minimum lot size of 2Ha. I suggest the zoning should be Rural Residential.

2Ha lots are quite literally a waste of land. Kerikeri needs to grow, and these parcels of land are an obvious location for growth.

There are two items here:

1. The existing lots on Blue Penguin Drive and Fernbird Grove vary in size from 8000m² to 2.6Ha, with most of them being between 8000-9000m². This is terrible use of land, and if was rezoned to be Rural Residential, these landowners could subdivide allowing better use of these 8000m² lots, which should have four homes on them, not one.
2. The large block of land between Redcliffs road and Blue Penguin - this also should be Rural Residential zoned.

There is a lot of discussion around the cost of sections and property in and around Kerikeri. By stifling development, this will reduce supply, and therefore increase prices yet further. Kerikeri is, and will, continue to grow as its a desirable place to live in New Zealand. The new zoning maps need to reflect that and allow for that growth to happen over the next 10-15years.

Relief sought

Change all the zoning circled in the attached screenshot to Rural Residential zoning.

Point 70.5 **S284.005**

Section: Planning Maps

Sentiment: Oppose

Submission:

Blue Gum Lane, Kerikeri Zoning

Blue Gum Lane has proposed zoning of 'Horticulture'. In reality, the majority of Blue Gum lane is being used for Residential purposes, so it should be zoned Rural Residential.

This is another case of 'lazy zoning' where the activity currently occurring on the site (residential dwellings in this purpose) should drive the zoning for that area.

Blue Gum lane will never return to Horticultural Activities, and it is clearly Rural Residential activities, so the zoning should reflect this.

Changing it to Horticulture not only restricts the landowners on their small blocks of land but also means more resource consents and applications to council to get any activities approved in the area.

Relief sought

Change the zoning of the red circled area on my attached map to Rural Residential zoning.

Point 70.6 284.006

Section: Planning Maps

Sentiment: Oppose

Submission:

Rangiputa Zoning

No thought has been given to any expansion plans for Rangiputa. The land zoned Residential is already residential (and full) and then the only option around that is Rural Production.

Small settlements like this need to have expansion zoning, as well as the larger towns.

This can be done with Rural Residential and Rural Lifestyle Zoning, allowing 2000m² and 2Ha lots, which don't require servicing.

Relief sought

Expand on the Rangiputa zoning and allow for a band of Rural Residential and possibly Rural Lifestyle zoned land.

Point 70.7 284.007

Section: Planning Maps

Sentiment: Oppose

Submission:

Kaitaia General Residential Zone Needs Expanding

There has been no new land zoned "General Residential" in and around the Kaitaia town.

If we create the land to be developed, then new subdivisions will be created, drawing new people and an increased population to Kaitaia.

Kaitaia has space and room to grow. The lack of developable land means that its rare for a section to come on the market.

As the attached screenshot shows, nearly all of the residential zoned land has been cut down to Residential sizes. The only large blocks left are schools and the local cemetery.

Population projections should not drive zoning - because if we create the property, people will come.

Relief sought

Please expand the Kaitaia residential zones to allow more new subdivisions to be created.

Point 70.8 **S284.008**

Section: Planning Maps

Sentiment: Oppose

Submission:

Taipa Heights/Cable Bay Area Should be Rural Residential, not Rural Lifestyle

The attached circled area was 'Coastal Living' zoned land in the current District Plan, which allowed subdivision down to 5000m2.

The proposed plan has zoned it Rural Lifestyle, meaning a minimum lot size of 2Ha.

There is no logical reason why the minimum lot size on all this land has been increased by 4x, and many of the lots within this area are of a 'Rural Residential' size already.

We need to be encouraging subdivision in areas like this, to stimulate growth and the Far North economy.

Relief sought

Change the attached circled zoning from Rural Lifestyle to Rural Residential.

Point 70.9 **S284.009 (Weka Street), S284.010 (Kokopu), S284.011, S284.012 (Wharo Way)**

Section: Planning Maps

Sentiment: Oppose

Submission:

Ahipara has no new zoning allowing growth

It is clear from the zone maps that no thought has been given to Ahipara's future growth plans. Just because the projected population growth stats may not show growth in some areas around the Far North doesnt mean that land shouldn't be rezoned to allow development - because development drives increased population, more rates for FNDC and a better lifestyle for the local people with access to better services.

1. the hillside zoned General Res above the beach is difficult and tricky to build on. it is not ideal for development so doesnt provide future expansion opportunity
2. the large lots along the foreshore are covered in coastal hazard lines so are also not ideal for new house sites
3. the land behind the ahipara village was Coastal Living (min 5000m2 lots) and is now Rural Lifestyle (min 2Ha lots) - Why can't it be rural residential? all new development would be self serviced onsite so it needs opening up.

Relief sought

See attached screenshots with names showing suggested zoning.

Point 70.10 S284.013

Section: Planning Maps

Sentiment: Oppose

Submission:

Haruru needs room to grow, so zone more Rural Residential land

There are only a couple of large blocks of land in haruru which are zoned Rural Residential.

although this might seem 'alot of land' it is very reliant on these owners having the time/money/capacity to develop these.

therefore - see my attachment - more land should be rezoned to 'rural residential' as alot of this land is already unsuitable to be used for Rural production purposes (and it isn't - alot of it is being used for lifestyle blocks and houses - so rural production zoning it is simply lazy.)

Relief sought

Zoning land 'rural residential' has little impact on FNDC. All the sites are self serviced. No infrastructure needed.

Please rezone the suggested area in Haruru - Rural Residential.

Point 70.11 S284.014

Section: Planning Maps

Sentiment: Oppose

Submission:

Tokerau/Whatuwhiwi needs Rural Residential zoning

The area behind the houses along the Tokerau foreshore is asking to be rezoned - Rural Residential - as circled in red on my attached map.

also - what was Coastal Living zoned land allowing subdivisions down to 5000m2 - has been changed to rural lifestyle with a min size of 2Ha. All of this land should be zoned Rural Residential, not Lifestyle or Production.

FNDC needs to allow our townships to grow to help drive development and more thriving communities.

Relief sought

Rezone between Inland Road and Tokerau Beach road to Rural Residential.

Using the rural residential zone to transition between dense residential zoning and rural production makes a township 'feel good'

□

Point 70.12

S284.015, S284.016, S284.017

Section: Planning Maps

Sentiment: Oppose

Submission:

Residential areas which are serviced should be zoned General Residential, not other zones

there should be an overlay map completed showing the serviced areas with infrastructure and the new zones proposed.

All areas with sewer infrastructure should be rezoned to General Residential to allow further development and sites to be created.

I have attached two examples **(there are many more)** - Stratford Drive & Pekama Drive.

Relief sought

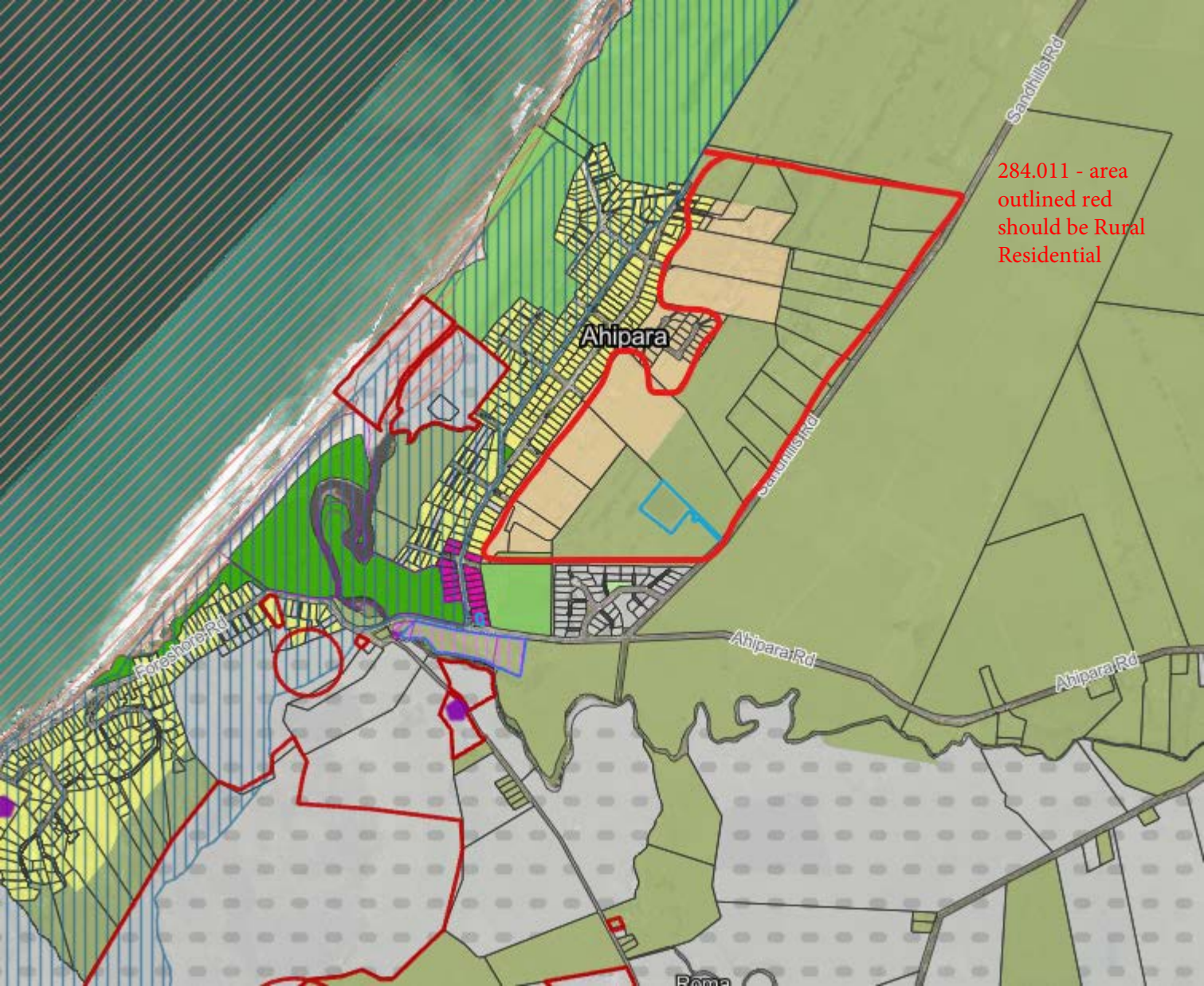
All areas across the district with available connections to the sewer system should be rezoned to be General Residential.



- Light Industrial
- Mixed Use
- Moturoa Island
- Māori Purpose - Rural
- Māori Purpose - Urban
- Natural Open Space
- Ngawha Innovation And Enterprise Park
- Open Space
- Orongo Bay
- Quail Ridge
- Rural Lifestyle
- Rural Production
- Rural Residential
- Settlement
- Sport And Active Recreation

Zones

- Airport
- Carrington Estate
- General Residential
- Heavy Industrial
- Horticulture Processing Facilities
- Hospital
- Kauri Cliffs
- Kororāreka Russell Township
- Light Industrial



284.011 - area
outlined red
should be Rural
Residential

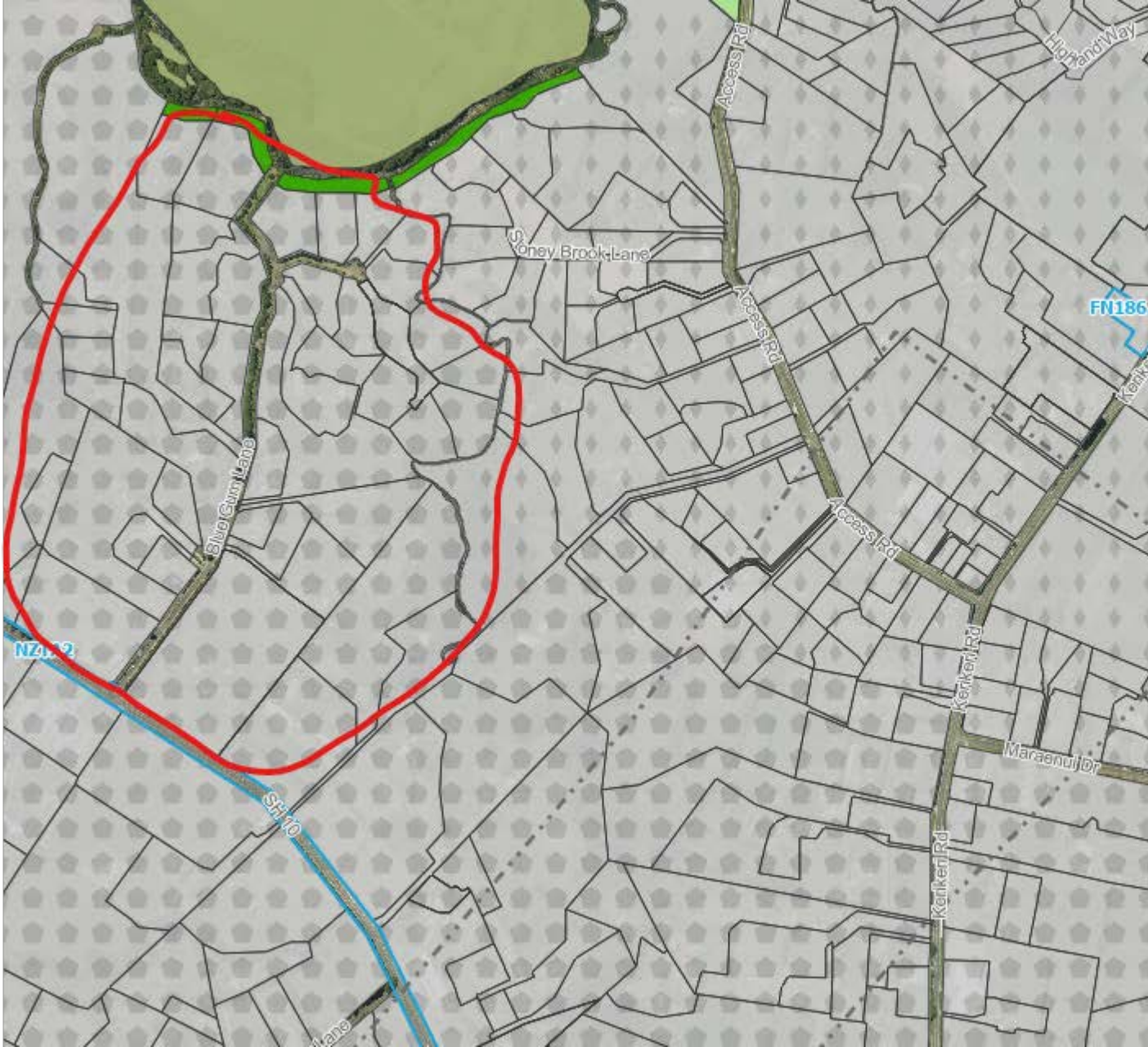
Ahipara

Foresters Rd

Ahipara Rd

Ahipara Rd

Roma



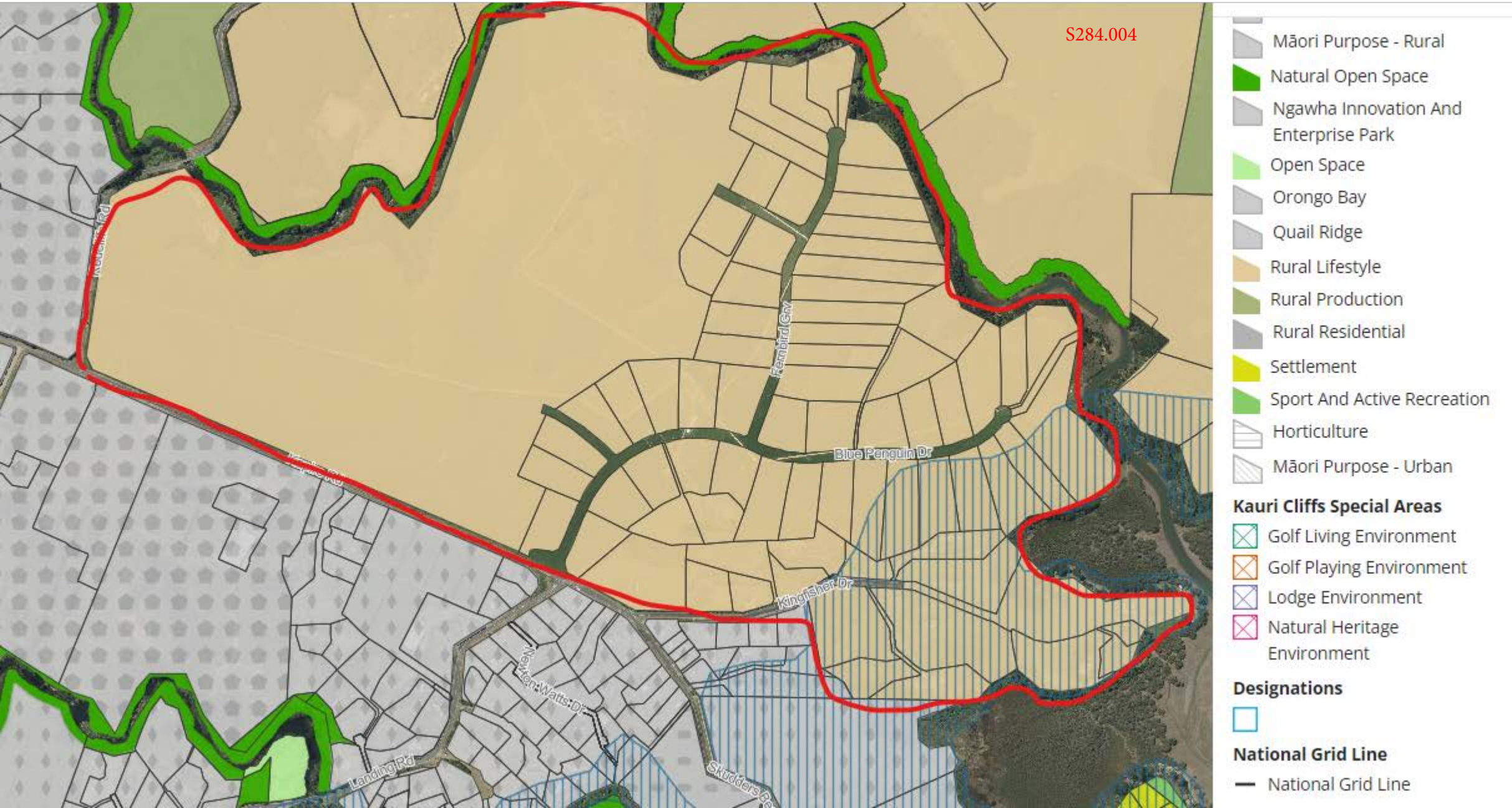
Legend S284.005

- Orongo Bay
- Quail Ridge
- Rural Lifestyle
- Rural Production
- Rural Residential
- Settlement
- Sport And Active Recreation

Zones

- Airport
- Carrington Estate
- General Residential
- Heavy Industrial
- Horticulture Processing Facilities
- Hospital
- Kauri Cliffs
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- Light Industrial
- Mixed Use
- Moturoa Island
- Māori Purpose - Rural
- Natural Open Space
- Ngawha Innovation And

S284.004

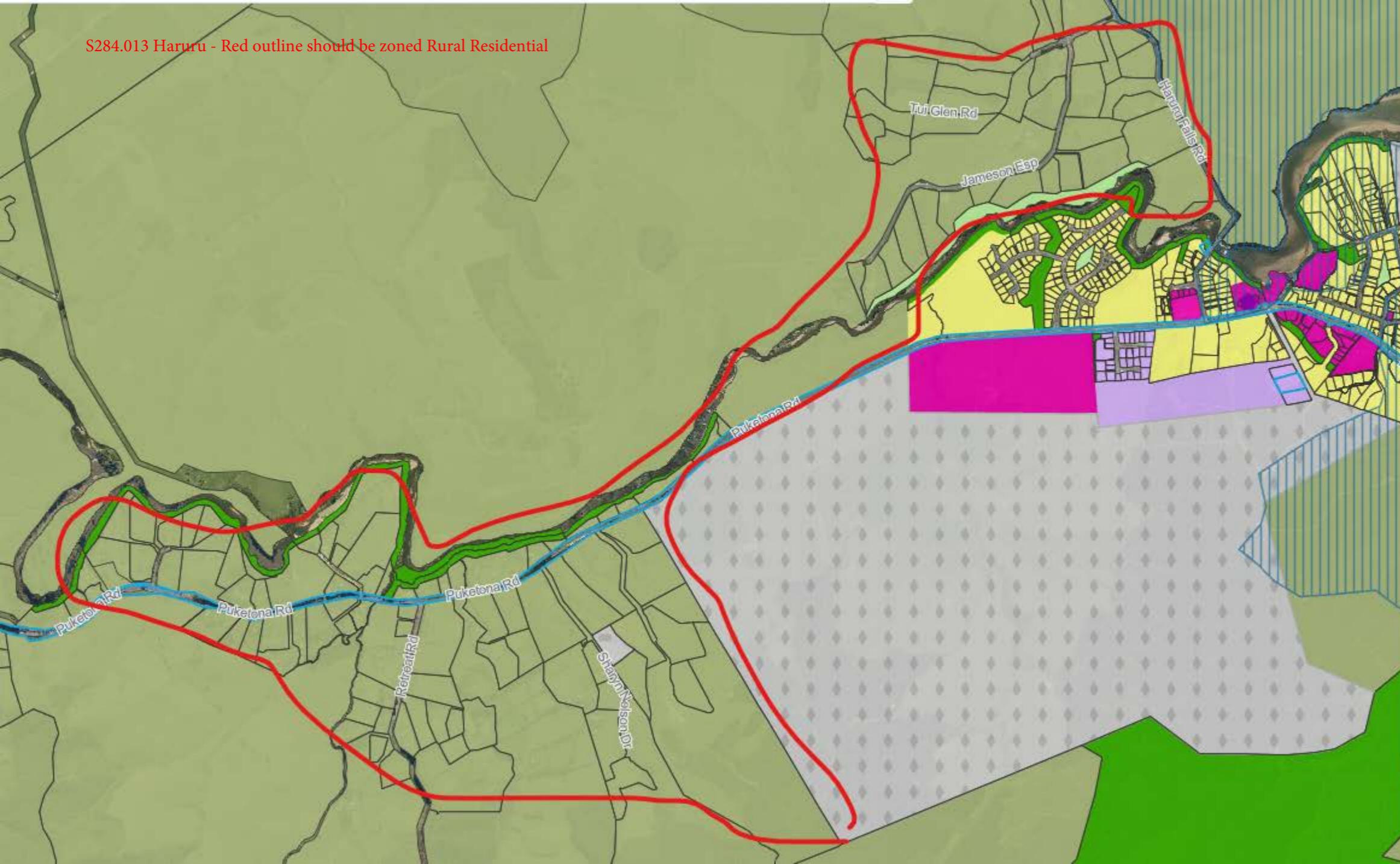


- Māori Purpose - Rural
- Natural Open Space
- Ngawha Innovation And Enterprise Park
- Open Space
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- Rural Residential
- Settlement
- Sport And Active Recreation
- Horticulture
- Māori Purpose - Urban

- Kauri Cliffs Special Areas**
- Golf Living Environment
 - Golf Playing Environment
 - Lodge Environment
 - Natural Heritage Environment

- Designations**
- National Grid Line

S284.013 Haruru - Red outline should be zoned Rural Residential

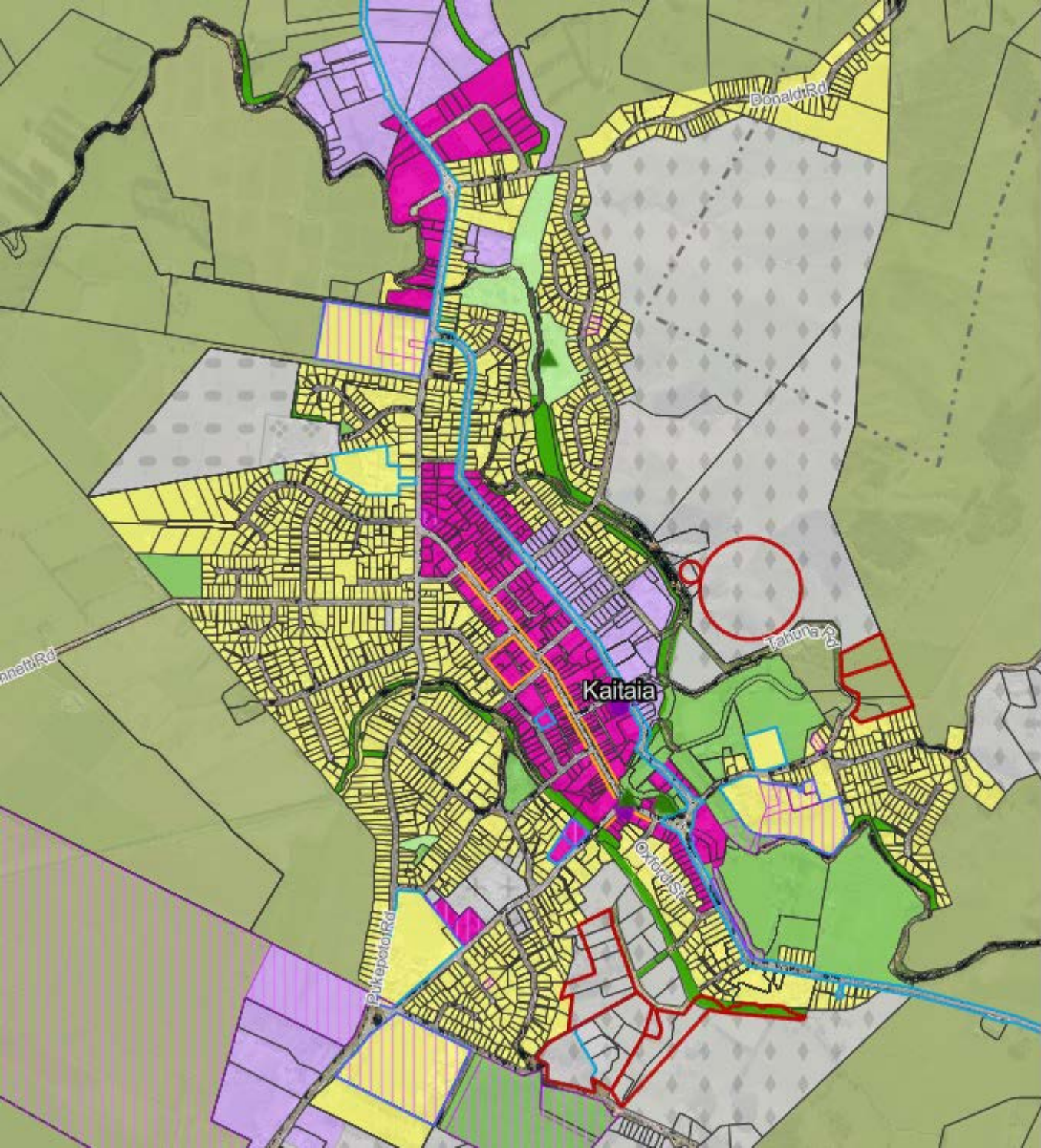


Legend

- Light Industrial
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Zones

- Airport
- Carrington Estate
- General Residential
- Heavy Industrial
- Horticulture Processing Facilities
- Hospital
- Kauri Cliffs
- Kororāreka Russell Towns



Legend

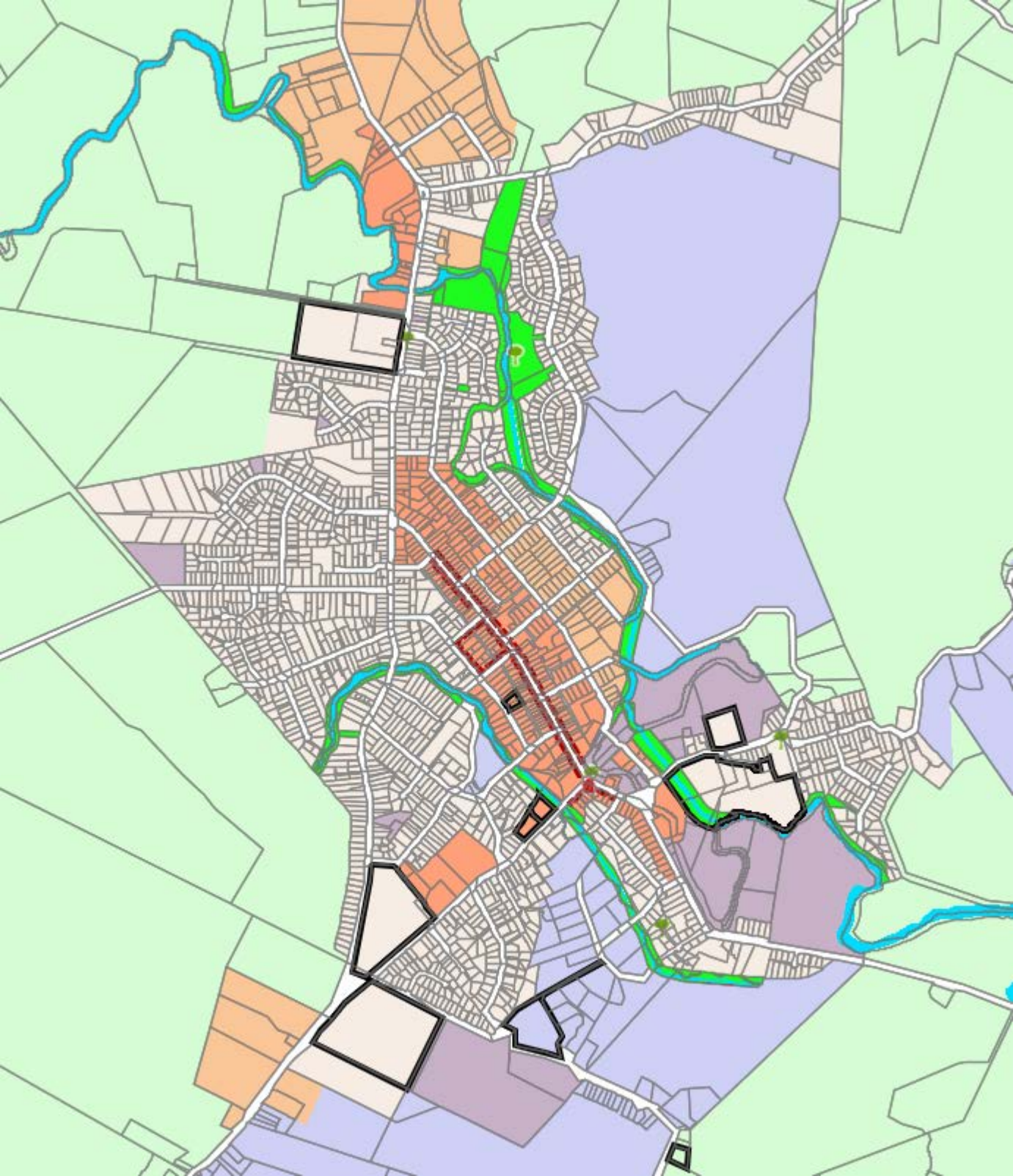
Property Rates (FNDC)



Zones

- Airport
- Carrington Estate
- General Residential
- Heavy Industrial
- Horticulture
- Horticulture Processing Facilities
- Hospital
- Kauri Cliffs
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- Rural Production
- Rural Residential

Help



S284.001

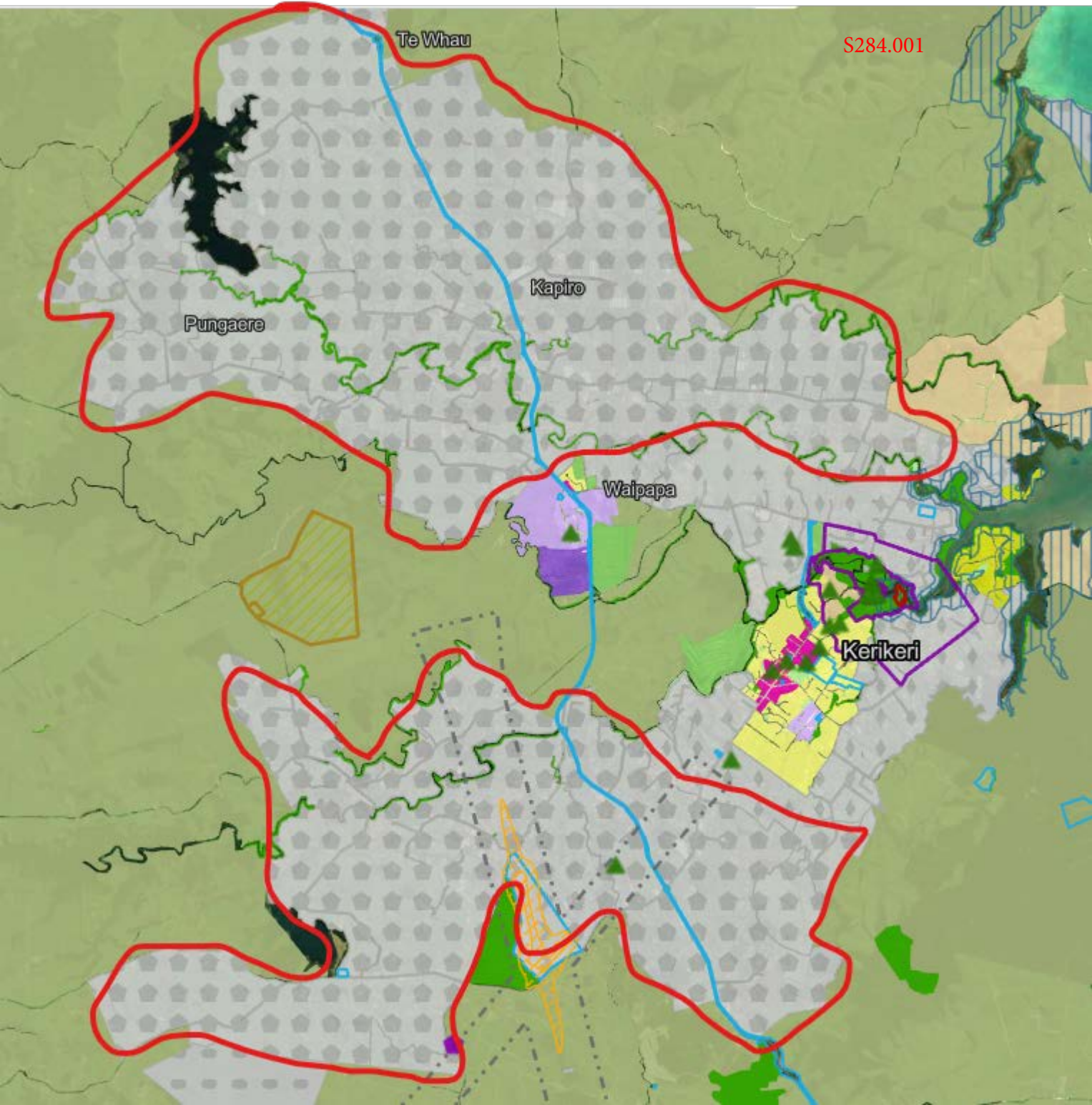
Te Whau

Pungaere

Kapiro

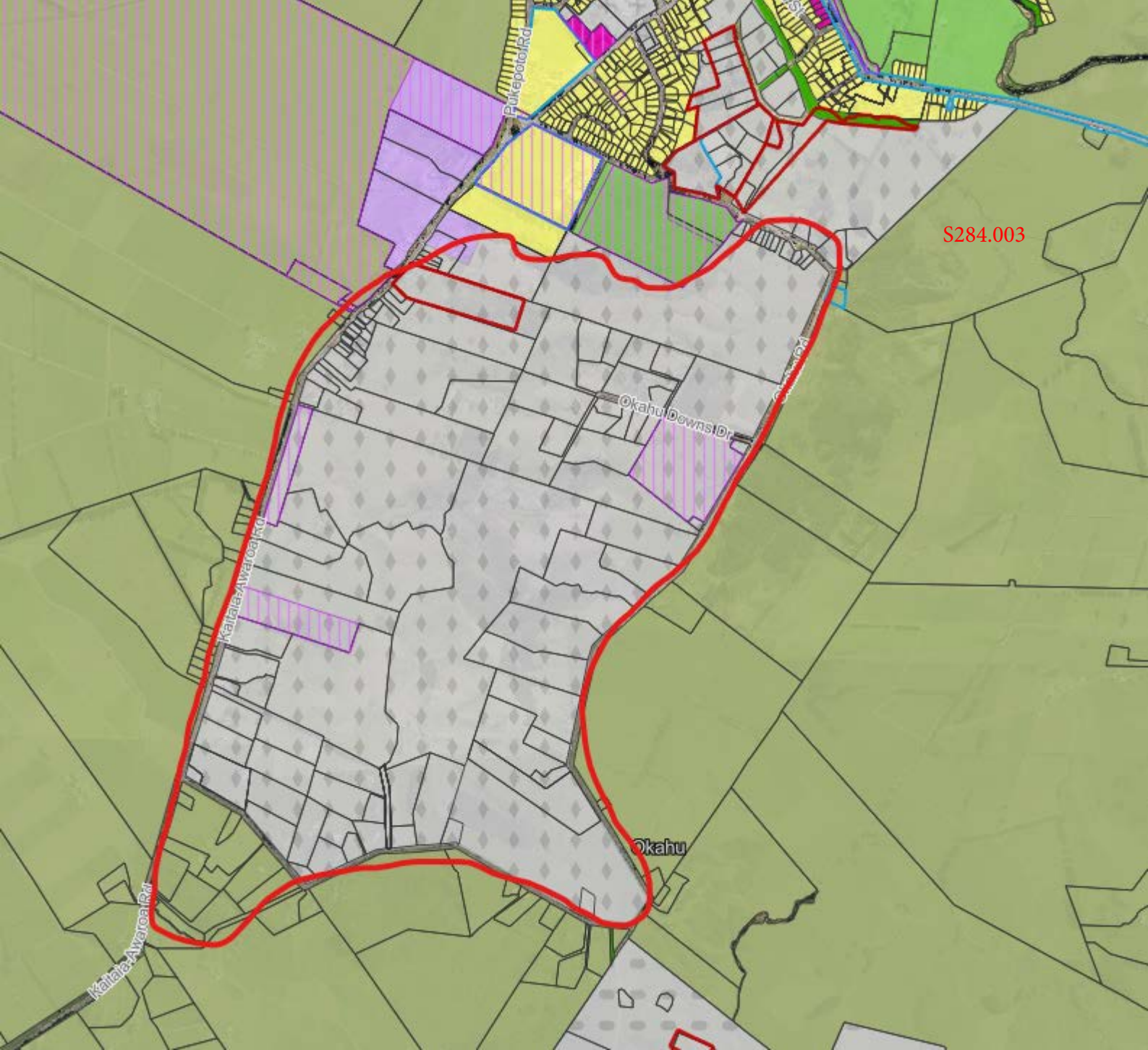
Waipapa

Kerikeri





S284.010 - Kokopu
subdivision should be
zoned General
Residential, because it
is already



Pukepoto Rd

S284.003

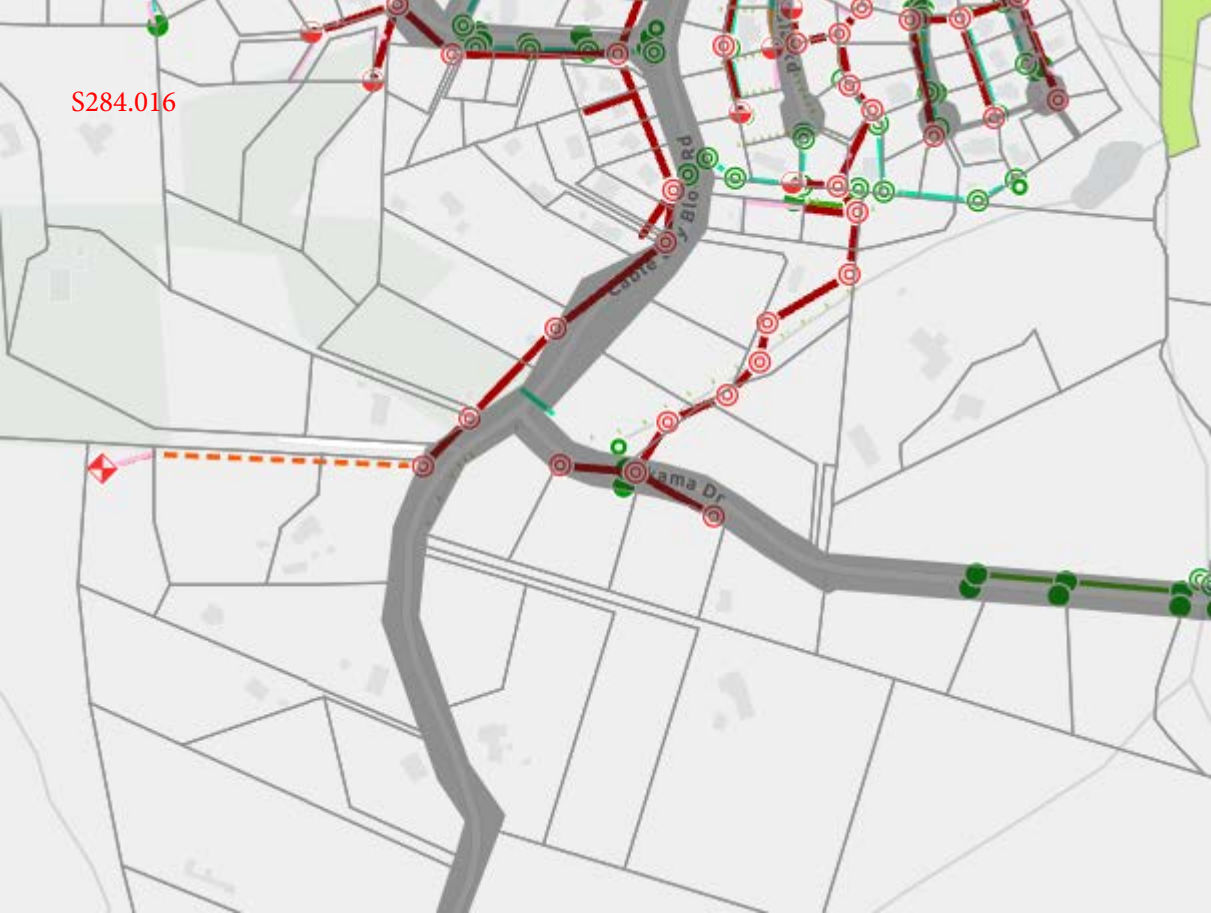
Okahu Downs Dr

Kaitiaki-Awaroa Rd

Kaitiaki-Awaroa Rd

Okahu

S284.016





FN160

Rangiputa

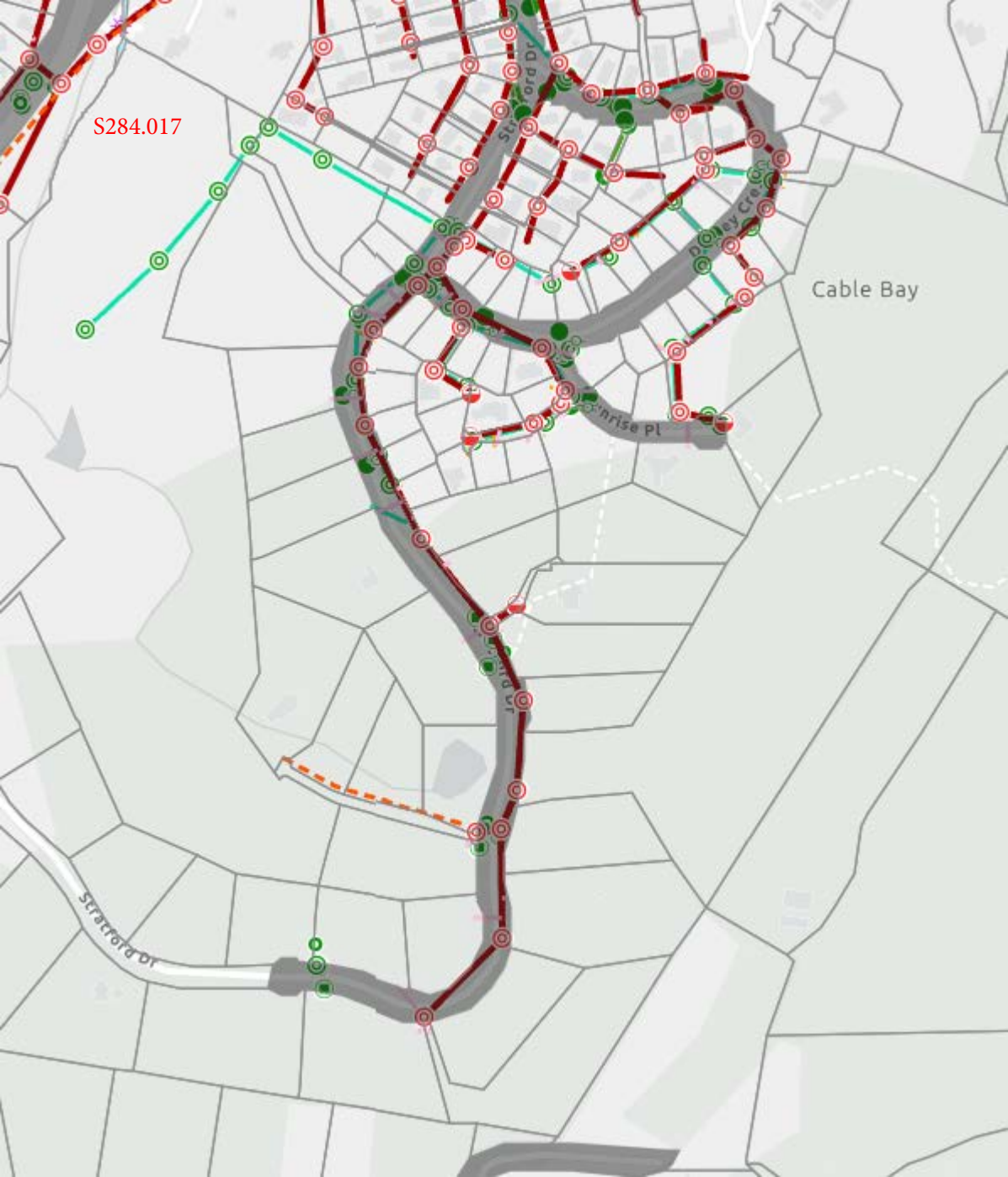
Rangiputa Rd

Rangiputa Rd

Pukeke Rd

Rangiputa Rd

Giles Rd



S284.017

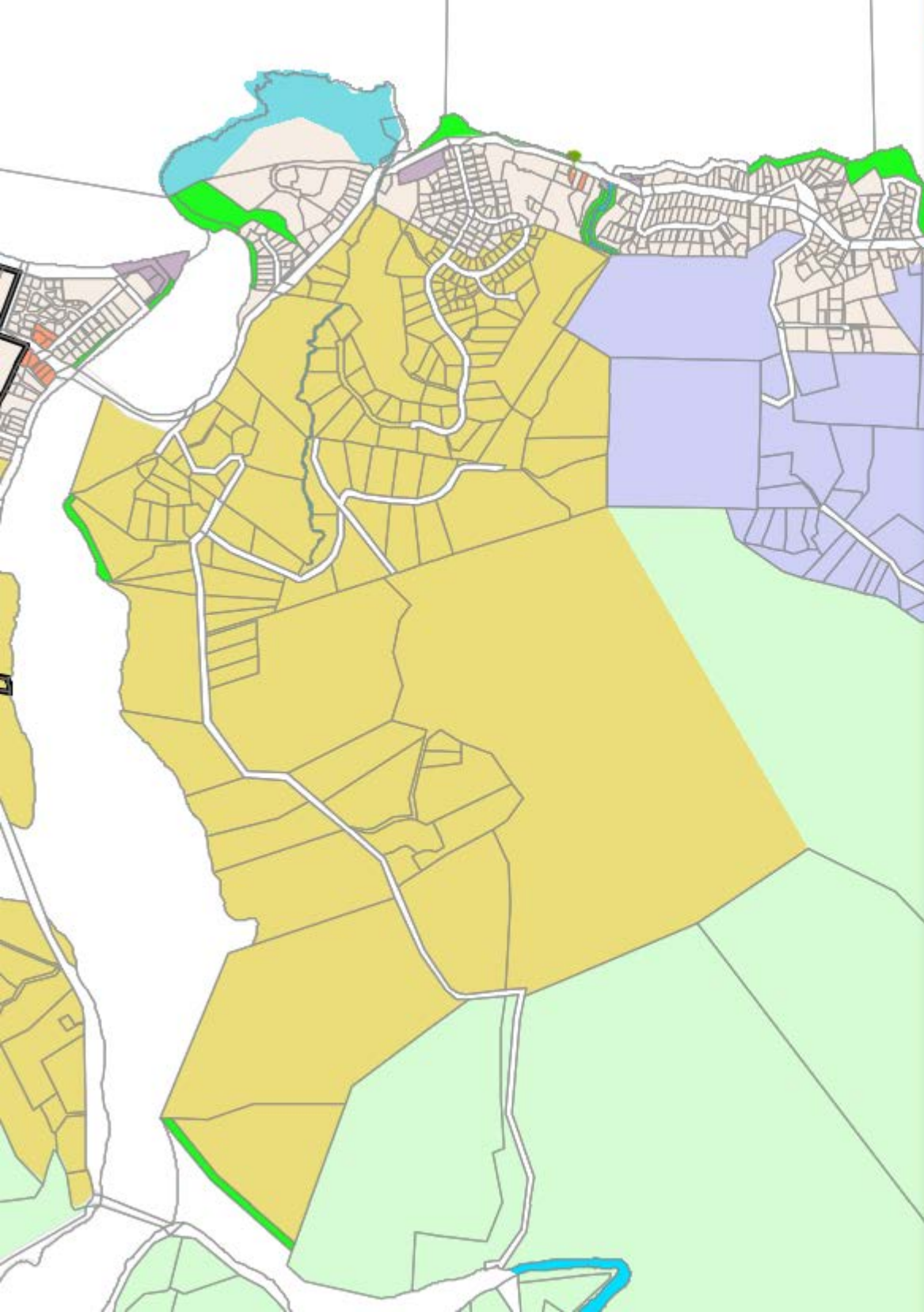
Cable Bay

Sturford Dr

Dolley Cr

Sunrise Pl

Sturford Dr



Legend

Zone: Powerlines

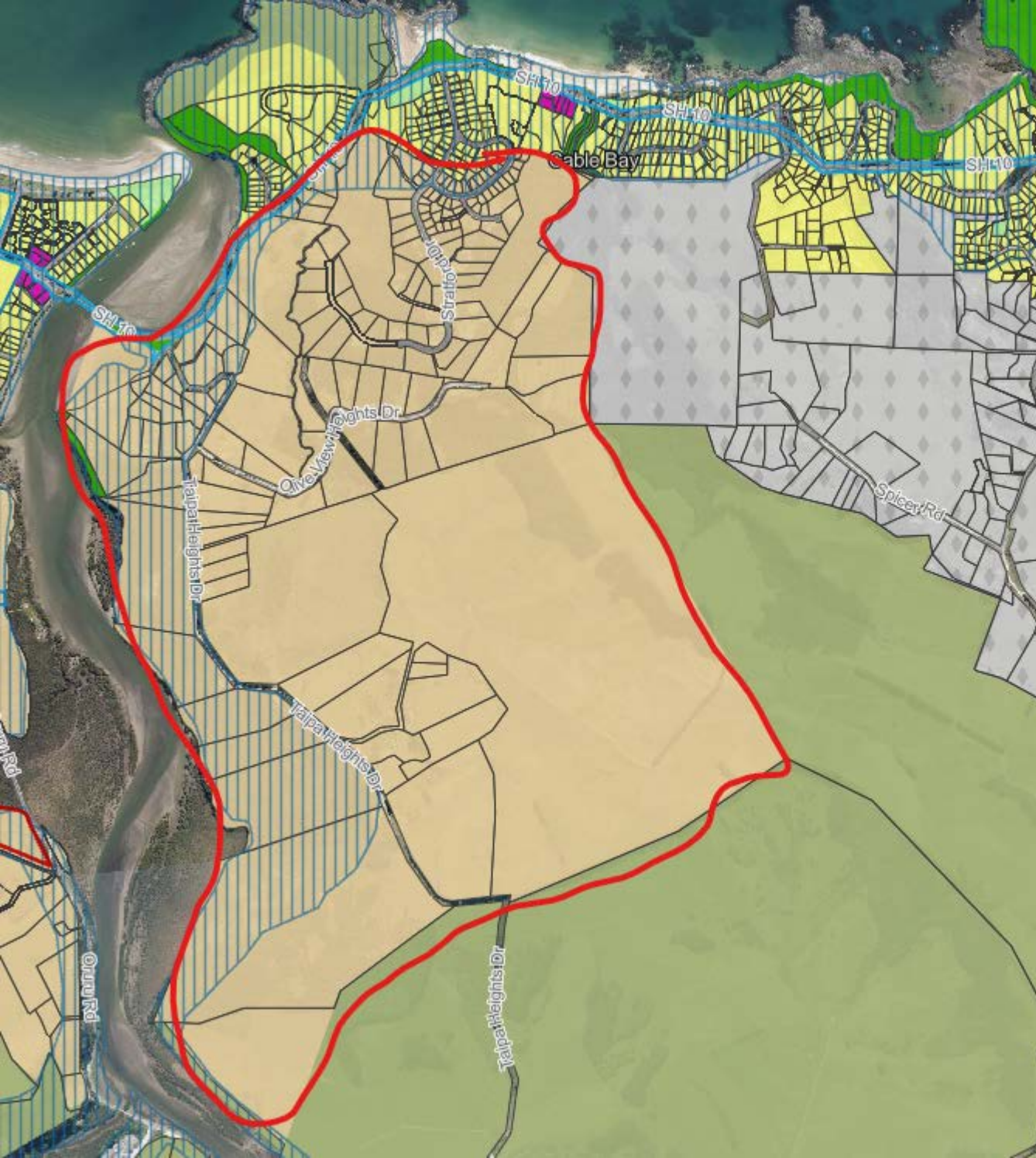
- • National Grid Line
- - - Top Energy High Voltage Power Lines

Zone: Powerpoles



Zone: District Plan zones

- Carrington Estate
- Coastal Living
- Coastal Marine
- Coastal Residential
- Commercial
- Conservation
- General Coastal
- Horticultural Processing
- Industrial
- Kauri Cliffs
- Lakes & Rivers
- Minerals
- Motoroa Island
- Orongo Bay Special Purpose
- Outside
- Point Veronica
- Quail Ridge Country Club
- Rail
- Recreational Activities



Legend S284.008

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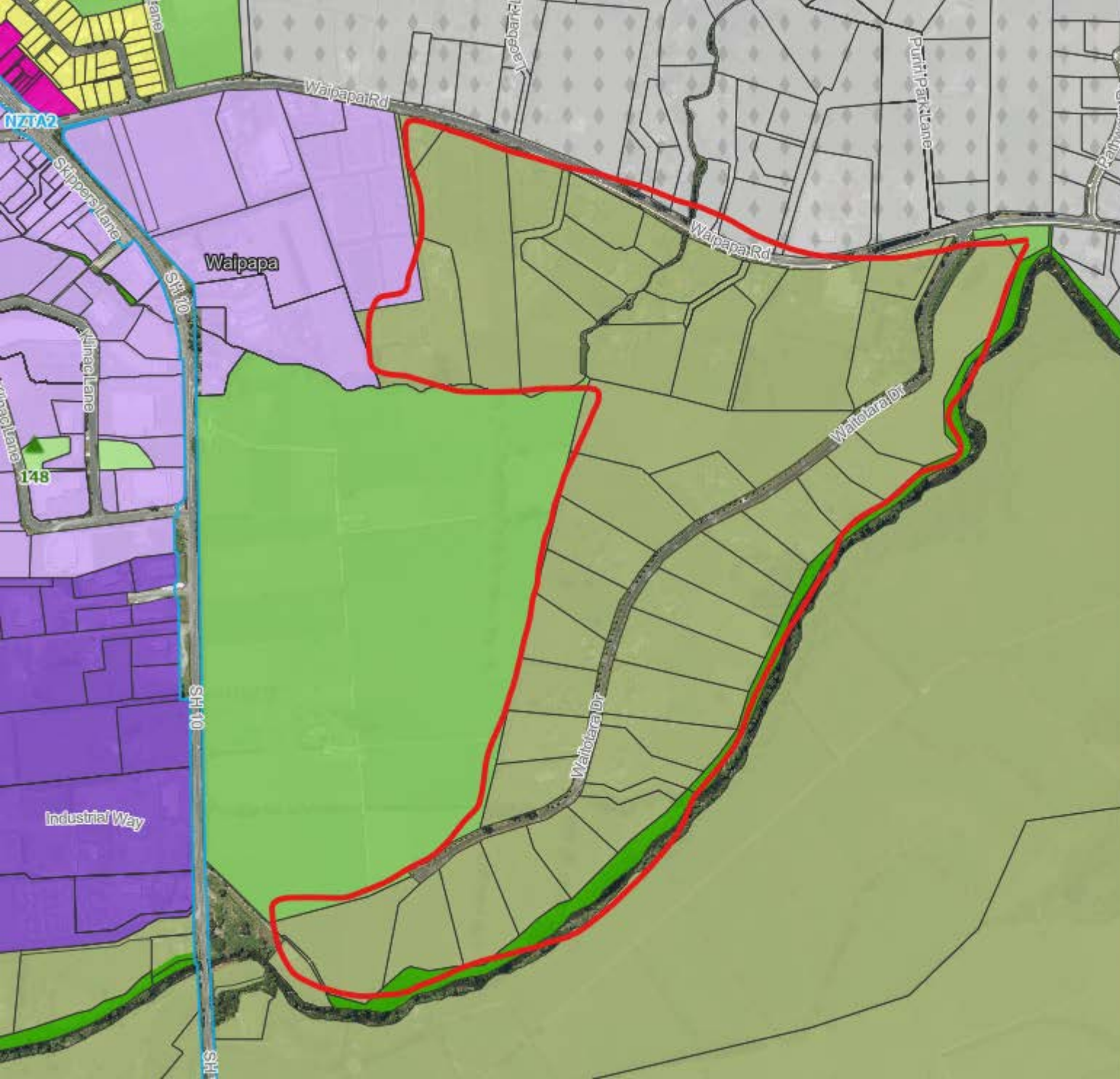
S284.014 - amend to Rural Residential Zone



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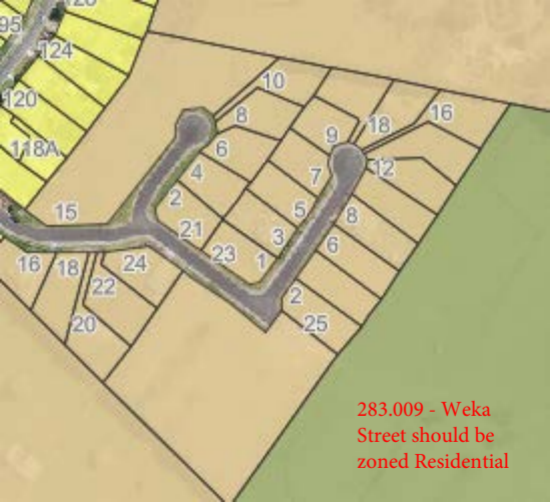


Legend S284.002

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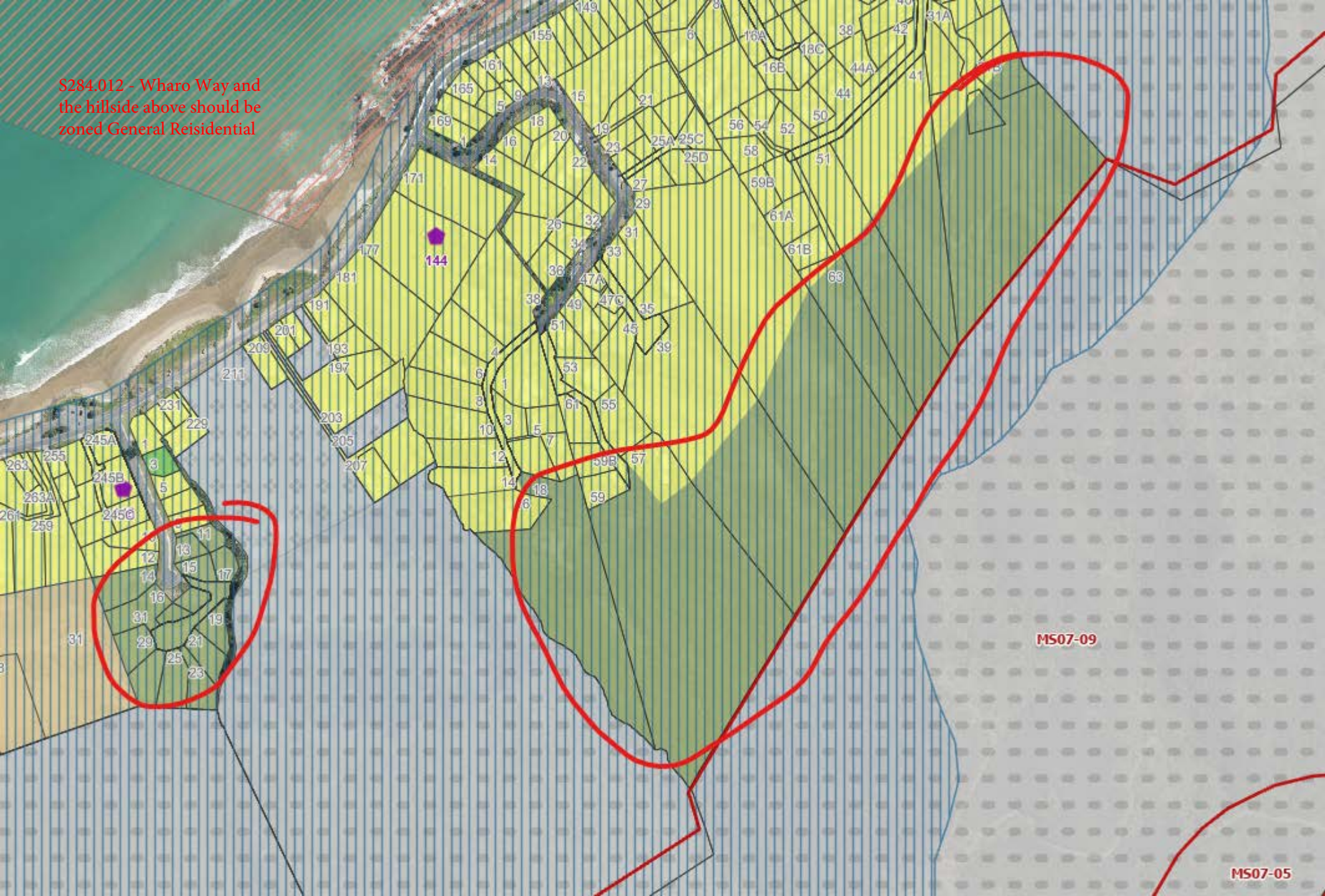
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283.009 - Weka Street should be zoned Residential

S284.012 - Wharo Way and the hillside above should be zoned General Residential



MS07-09

MS07-05