

**From:** [rob sunshine](#)  
**To:** [AK Taihia](#)  
**Subject:** Reference your email regarding DRAFT MINUTE 14  
**Date:** Tuesday, 5 November 2024 1:05:53 pm

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Hi Alicia,

Ref property.....

90A and 90B

Wiroa Road

Kerikeri.

Applicant Robert Sintes....and you email surrounding MINUTE 14 etc.

The following requested comments might I hope help surrounding the implications of Minute 14.

Funnily enough, the desire of Council to pass on to individual rezoning applicants the responsibility of addressing the RMA considerations does not unduly affect our specific application, as they have already been addressed by council under the relatively recent council subdivision approval for our land, (found in the documents I submitted in our original approved subdivision application)....

*I would be personally grateful if you might peruse that council approval document found in my rezoning application file, and let me know how transferrable those approval reasons are to (this) rezoning application.)*

However, with some 400 applications for rezoning coming from (I suspect) families with limited understanding of the RMA, the

question of them employing local planners to address for them, complex RMA questions listed in Minute 14, would in my view be quite beyond most families....either due to obvious questions of cost, or more particularly the simple reality that there are simply not enough planners between Kerikeri the bottom of the South Island to address such a volume of work. It could take years.

That is of course something for Council to consider....for in my view it could take much longer than a few months, (even if applicants could afford it,) for them to find...employ...and then wait for hundreds of planners individual property RMA analysis to become available for submission to council.

Food for thought perhaps.

So what alternatives might exist.?

There might be a way of applying a *'rezoning approval subject to meeting the normal conditions of the RMA'* to many of the *'likely to succeed'* applications, by council planners taking a *'broad brush'* review of individual subdivision applications...? I.E.... *'subject to etc.*

One of the challenges council faces is that when council simply drew a line around the main roads surrounding Kerikeri, (declaring land within those lines horticultural,) it failed to address (any) inappropriate zoning outcomes.

This in my view was due to a lack of resources sufficient to make *any on site enquiries to eliminate obvious anomalies that would emerge... (even quite obvious anomalies. )*

When I raised this matter in the early public consultation meetings in Kerikeri, I was told by a senior planner, staff we too busy to achieve

those outcomes...(which was probably quite correct), and were in any event unwilling to *'separate out'* inappropriately zone land due to the (then) existing Council planning policies.

Thus, my question to help council is....*'are there any streamlining opportunities council might consider to avoid the above matters I have raised.'*?

Otherwise, many applicants will in my opinion be unfairly impacted by Minute 14 due to the considerations I have highlighted.

Hope this helps..

Regards Rob Sintes.