



---

## 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:**

Luke Hale  
10 Westmere Crs Westmere 1022  
New Zealand  
Email: lukehale@posteo.net

**Submission on behalf of:**

Kathleen Courtenay

**I wish to be heard:** No

**I am willing to present a joint case:** No

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

- **N/A**

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

- **Yes**

## Submission points

---

**Point 84.1**      **298.001**

**Section:** Rural residential

**Sub-section:** Overview

**Provision:**

The role of the Rural Residential zone is to provide an opportunity for people to enjoy a spacious, peri-urban living environment located close to a settlement. The Rural Residential zone is located on the fringe of the District's settlements and provides a transition to the surrounding Rural Production and/or Rural Lifestyle and Horticulture zones.

The Rural Residential zone has been generally applied to areas that were formerly zoned Rural Living and are contiguous with an urban area. It is anticipated that the character of the zone will remain predominantly residential as the adjoining settlement will provide for most day to day services. As such, the Rural Residential zone does not anticipate or provide for community activities, stand-alone retail, business, or industrial activities as these activities can reduce rural character and amenity, lead to reverse sensitivity, and cumulative effects and undermine the role and function of residential, commercial, industrial and mixed use zones. However, the Rural Residential Zone does retain the ability to undertake farming activities at a domestic scale appropriate to the size of the lots.

The Rural Residential zone provides for smaller lot sizes of approximately 2,000-4,000m<sup>2</sup> that are capable of providing for on-site infrastructure servicing, as distinct from the Rural Lifestyle Zone that has a larger minimum lot size and greater expectations of maintaining rural character and amenity. Unlike the Rural Lifestyle Zone which is not intended to transition to an urban environment, a Rural Residential Zone may also be in a location where an urban area may grow and where land may be re-zoned for urban development when demand requires it.

Provisions around building height, setback, site coverage, lighting, and other matters help to maintain the character and amenity of the Rural Residential environment and minimise any nuisance and adverse impacts on neighbouring properties.

Council has a responsibility under the RMA and the Regional Policy Statement to protect highly versatile soils, prevent land fragmentation and sterilisation (including reverse sensitivity) and create a well functioning urban form. It is also recognised that this zone contains ecological, historic heritage, cultural and natural character values due to the proximity of some parts of the zone to the coastal marine area. The protection of these resources must be managed in conjunction with the ability to undertake activities anticipated in this zone.

**Sentiment:** Oppose

**Submission:**

We deny our consent to change the zone designation of our land from rural living to rural residential.

Our specific concern is the proposed ability to divide sections into lots less than 4000m<sup>2</sup>. We bought the land because of its rural nature and do wish the land to be intensified in an urban direction. We feel that our neighbours and surrounding community share this view.

**Relief sought**

Leave the zoning as it stands.

## Vanice Baker

---

**From:** Jaimee Cannon <Jaimee.Cannon@boffamiskell.co.nz>  
**Sent:** Tuesday, 6 December 2022 2:42 PM  
**To:** Vanice Baker  
**Subject:** RE: Acknowledgement of submission received

CAUTION: This email originated from outside Far North District Council.  
Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thank you. Have updated summary in Spoken

Cheers  
Jaimee

-----Original Message-----

**From:** Proposed District Plan <pdp@fndc.govt.nz>  
**Sent:** Tuesday, 6 December 2022 2:16 pm  
**To:** Jaimee Cannon <Jaimee.Cannon@boffamiskell.co.nz>  
**Subject:** FW: Acknowledgement of submission received

Hi Jaimee,

I found this in our PDP inbox, the reply from Luke Hale on behalf of Kathleen Courtenay

Vanice Baker

Strategic Planning & Policy Support Officer Strategic Planning & Policy, Far North District Council

+6494070413 | Vanice.Baker@fndc.govt.nz

<https://apc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.fndc.govt.nz%2F&data=05%7C01%7CVanice.Baker%40fndc.govt.nz%7C7e0037ea97a24436f19108dad72b0dcf%7Ccab54057b72af4f95a4cdb8f19cc71db7%7C0%7C0%7C638058877328043812%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEkaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=LJCCptcJUv%2BXAevBJD%2Fibe0anrsrFuTqOcdmi6daQGA%3D&reserved=0>

-----Original Message-----

**From:** Luke <lukehale@posteo.net>  
**Sent:** Sunday, 4 December 2022 8:11 PM  
**To:** Proposed District Plan <pdp@fndc.govt.nz>  
**Subject:** Re: Acknowledgement of submission received

CAUTION: This email originated from outside Far North District Council.  
Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello District Planning team,

to respond to your request for a legal description of our land, it is Lot 1, Cable Bay Block Road, Deposited Plan 361189. Identifier 248613.

Kind regards

Luke Hale and Kathleen Courtenay

On 24.11.2022 07:52, Proposed District Plan wrote:

> Hi Luke

>

> Thank you for your submission on the Proposed Far North District Plan  
> (submission number 298, on behalf of Kathleen Courtney), seeking that  
> your land is rezoned from Rural Residential to Rural Production (the  
> equivalent to 'Rural Living').

- >
- > So that we can correctly summarise your submission, can you please
- > specify which land parcel you are referring to in your submission? A
- > specific property address or legal description of the site(s) that you
- > want to be rezoned is necessary.
- >
- > A response via email is preferred so that we can keep a written record
- > of the correspondence and attach it to your submission.
- >
- > Thanks
- >
- > District Planning Team
- >
- > Far North District Council
- >
- > -----
- >
- > Get it done online at your convenience, visit our website -
- > <https://apc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.fndc.govt.nz%2F&data=05%7C01%7CVanice.Baker%40fndc.govt.nz%7C7e0037ea97a24436f19108dad72b0dcf%7Cab54057b72af4f95a4cdb8f19cc71db7%7C0%7C0%7C638058877328043812%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=ZZjcUcmqK%2FGYhYZJ4D1uN5jKp6%2BQdivP%2FQ6L5cgLQWI%3D&reserved=0%2F&data=05%7C01%7CJaimee.Cannon%40boffamiskell.co.nz%7C3bf68d64ae9c44e221de08dad7277b00%7Ca97d6b106a2d460292e3e91c0d7c8cfd%7C0%7C0%7C638058861822487258%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=Op6AIULXs%2BJtOy6Tipc%2FPeeu6TnPpJ%2BNx9iUNG6yYg8%3D&reserved=0>
- > ndc.govt.nz%2F&data=05%7C01%7Cpdp%40fndc.govt.nz%7Cad78e8a80fa4f0098f608dad5c6b691%7Cab54057b72af4f95a4cdb8f19cc71db7%7C0%7C0%7C638057346722274928%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=INPnIDXyEjAK2vANxl6Bvv6MsbTsg9nfocp7%2BwmkOVc%3D&reserved=0
- > -----
- > Attention: The information contained in this email (including any
- > attachments) is intended solely for the addressee(s). It is
- > confidential and may be legally privileged. If you have received this
- > email in error you must not use, copy, disclose or distribute it or
- > any information in it. Please simply notify the sender and delete or
- > destroy all copies of the email immediately. Unless formally stated,
- > this e-mail and any attachments do not necessarily reflect the views
- > of the Far North District Council. The Far North District Council
- > accepts no responsibility for any interception of, or changes to, our
- > email after it leaves us. We do not accept responsibility for any
- > viruses or similar carried with our email, or any effects our email
- > may have on the recipients computer system or network.
- > -----
- > Far North District Council | Te Kaunihera o Tai Tokerau Ki Te Raki
- > Ph. 09 401 5200 | Fax. 09 401 2137 | Email. ask.us@fndc.govt.nz
- > Address. Memorial Avenue, Private Bag 752, Kaikohe 0440, New Zealand
- >
- > Please consider the environment before printing this email.

---

Get it done online at your convenience, visit our website -  
<https://apc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.fndc.govt.nz%2F&data=05%7C01%7CVanice.Baker%40fndc.govt.nz%7C7e0037ea97a24436f19108dad72b0dcf%7Cab54057b72af4f95a4cdb8f19cc71db7%7C0%7C0%7C638058877328043812%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=LJCCptcJUv%2BXAevBJD%2Fibe0anrsrFuTqOcdmi6daQGA%3D&reserved=0>

---

Attention: The information contained in this email (including any attachments) is intended solely for the addressee(s). It is confidential and may be legally privileged. If you have received this email in error you must not use, copy, disclose or distribute it or any information in it. Please simply notify the sender and delete or destroy all copies of the email immediately. Unless formally stated, this e-mail and any attachments do not necessarily reflect the views of the Far North District Council. The Far North District Council accepts no responsibility for any interception of, or changes to, our email after it leaves us. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipients computer system or network.

-----  
Far North District Council | Te Kaunihera o Tai Tokerau Ki Te Raki Ph. 09 401 5200 | Fax. 09 401 2137 | Email. ask.us@fnhc.govt.nz Address. Memorial Avenue, Private Bag 752, Kaikohe 0440, New Zealand

Please consider the environment before printing this email.

This electronic message together with any attachments is confidential. If you receive it in error: (i) you must not use, disclose, copy or retain it; (ii) please contact the sender immediately by reply email and then delete the emails. Views expressed in this email may not be those of Boffa Miskell Limited. Electronic Data. By accepting or using electronic data files provided by Boffa Miskell Limited, you acknowledge and agree that (i) The purpose for which the files were prepared may differ from the purpose that you intend to use the files, and Boffa Miskell makes no representation that the files are suitable for your intended use; (ii) Boffa Miskell gives no representation as to the accuracy, completeness or correctness of the information in the files. You acknowledge that it is your responsibility to confirm all measurements and data in the files; (iii) The provision of the files does not transfer any copyright or other intellectual property rights in the files or any information contained therein. All references to Boffa Miskell shall be removed if any information in the files is copied or altered in any way; and (iv) To the full extent permitted by law, Boffa Miskell accepts and shall have no liability whatsoever (including in negligence) for any loss, damage or liability arising from the receipt or use of the files. This e-mail message has been scanned for Viruses and Content.