

To: District Plan Team – Attention: Greg Wilson
Strategic Planning & Policy
5 Memorial Avenue
Private Bag 752
Kaikohe 0440
Email: greg.wilson@fnhc.govt.nz

RE: Submission on the Proposed Far North District Plan 2022

Details of person making submission

Ernie Cottle
120 Waitotara Drive
Kerikeri 0230

General Statement

We own land on Waitotara Drive , Kerikeri . Our property adjoins the new Sports Hub , which has been granted resource consent under the Operative District Plan .

Our property is one of a number of sites created mid 2000, most of which have been developed.

I cannot gain an advantage in trade competition through this submission .

I am directly impacted by the Proposed District Plan. The effects are not related to trade competition.

Background & Context

Background

- We own land in the Waipapa area. The land was part of a larger farming holding which was subdivided in mid 2000. The properties range in size from around 8000m to 1.2ha. Most of

the properties have been developed with dwelling houses and some accommodate horse grazing , dry stock , but otherwise are well groomed lawns. There is no “productive use” of the properties.

- Waitotara Drive has in the past been susceptible to flash flooding during extreme rain fall events , however this appears to have been moderated with the recent installation of flood mitigation measures undertaken by the Northland Regional Council.

Site Descriptions

The land to which this submission relates is our site and all other sites along Waitotara Drive.

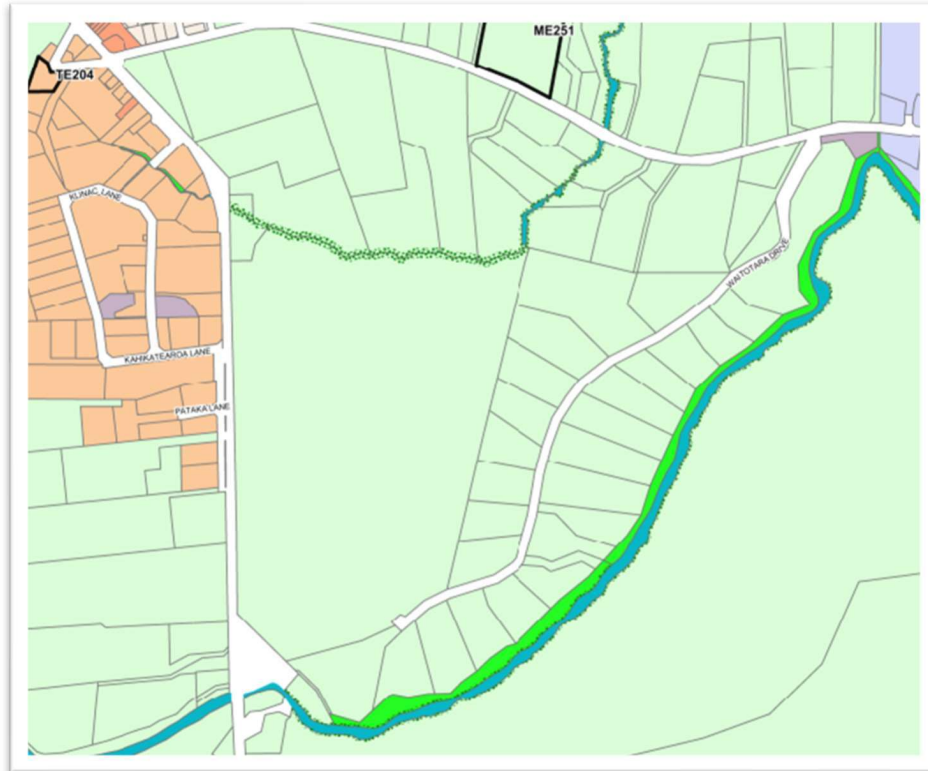
A plan showing the location of the land is provided at **Figure 1** below.



Figure 1 - Site

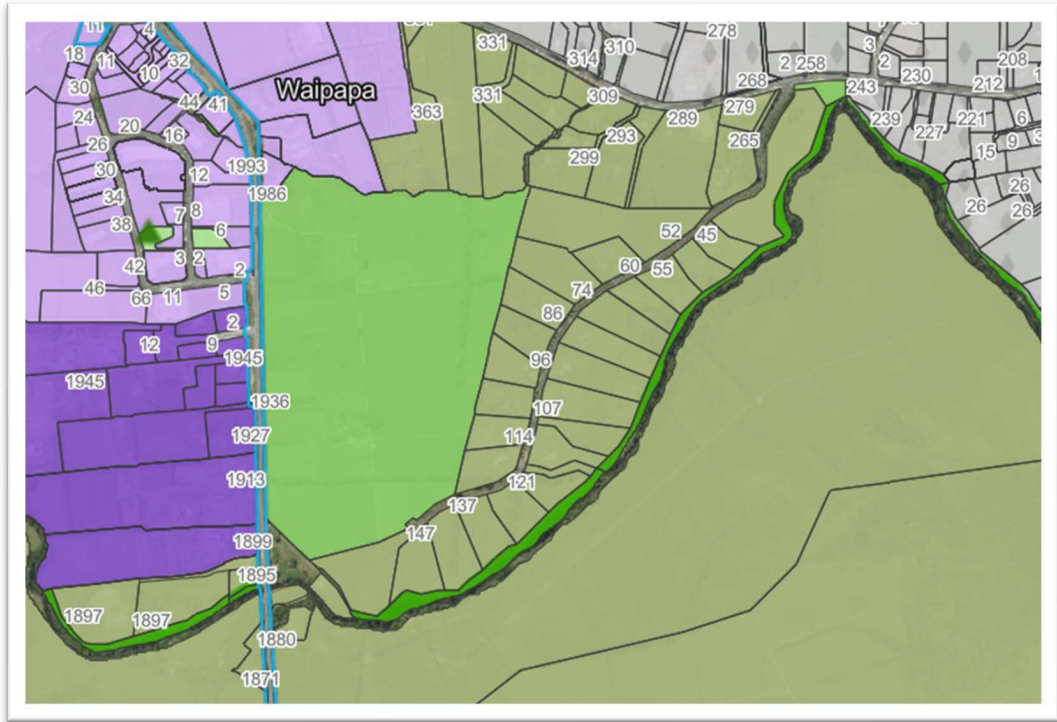
Operative and Proposed District Plan Zoning

The Operative District Plan reveals the land is zoned **Rural Production**.

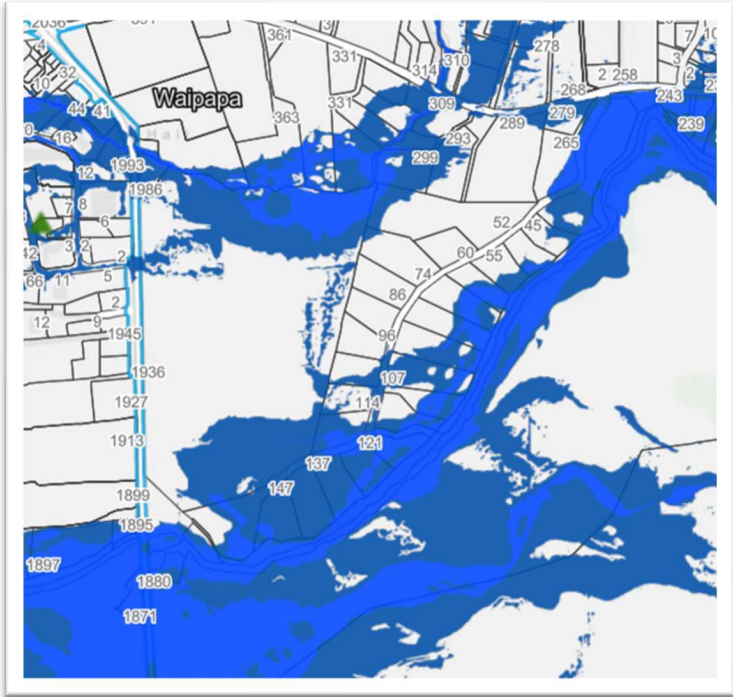


ODP Zone Map

The PDP seeks to apply the **Rural Production Zone** over the properties along Waitotara Drive and to the west the land is zoned **Sport and Active Recreation**. The PDP also indicates the properties are influenced to some degree by a 1:100 year flood event. There are no other overlays applying to the land.



PDP ZONE MAP



NATURAL HAZARDS AND RISKS OVERLAYS

1. **The specific provisions of the Proposed Far North District Plan that this submission relates to are:**

- Proposed Planning / Zone Maps which relate to the Waitotara Drive properties;
- The adjoining land to the west ;

2. **We seek the following amendments/relief:**

This submission requests that the Proposed Far North District Plan:

- Support the **Sport and Active Recreation Zone** over the land described as Lot 18 DP 316057 as provided for on the PDP E-Maps. **S92.001**

The reasons for making the submission on the Proposed District Plan are as follows:

The land is the subject of an approved resource consent application which provides for a Sports Hub. The proposed zone facilitates the development of this facility.

- Oppose the **Rural Production Zone** over land to detailed in Figure 1 and Amend to **Rural Residential Zone** – **S92.002**

The reasons for making the submission on the Proposed District Plan are as follows:

Contextually there is a discord in zoning the properties RPZ when assessed against other site in the vicinity. By example all sites north of Waipapa Road area zoned Rural Residential.

There is no differential between those properties along Waipapa Road and those along Waitotara Drive.

The approach of the PDP should be to reflect what exists or should be created on the ground to that described within the applicable zone. Zoning the properties as RPZ creates an aberration and is in conflict with the intent and purpose of the Rural Production Zone. The land is not highly productive and the flood mitigation measures have abated this hazard which can in any event be mitigated through design and layout of activities on the sites.

I seek to address the above issue by:

1. Supporting the retention of the **Recreational and Sporting Zone** as depicted on the PDP E-Maps;
2. Oppose and Amend **Rural Production Zone** to **Rural Residential Zone** over those sites depicted within Figure 1;

I wish to be **heard** in relation this submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

I wish to present my submission via Microsoft Teams.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Ernie Cottle', written over a rectangular stamp or box.

Ernie Cottle 0212201202

Dated 17th October 2022