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October 2022

Proposed District Plan submission form

Clause 6 of Schedule 1, Resource Management Act 1991

Feel free to add more pages to your submission to provide a fuller response.

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:

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<p>2. (Please select one of the two options below)</p> <p><input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission I could gain an advantage in trade competition through this submission</p> <p><i>If you could gain an advantage in trade competition through this submission, please complete point 3 below</i></p>			
<p>3. I am directly affected by an effect of the subject matter of the submission that:</p> <p>(A) Adversely affects the environment; and (B) Does not relate to trade competition or the effect of trade competition</p> <p>I am not directly affected by an effect of the subject matter of the submission that:</p> <p>(A) Adversely affects the environment; and (B) Does not relate to trade competition or the effect of trade competition</p> <p><i>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</i></p>			
<p>The specific provisions of the Plan that my submission relates to are: (please provide details including the reference number of the specific provision you are submitting on)</p> <p>Zone map: I oppose the zoning of Lot 1001 DP 532487 (agricultural land known as Tubbs farm, Kapiro Road) in rural lifestyle or other residential zone</p>			
<p>Confirm your position: Support Support In-part <input checked="" type="checkbox"/> Oppose</p> <p>(please tick relevant box)</p>			

My submission is:

The zoning of Lot 1001 DP 532487, Kapiro Road, known as Tubbs farm, needs to take full account of the finite, essential natural resource (good quality soil) present at this site.

- A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supporting capacity of soil.
- A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of a few remaining large blocks of Class 2 land in the District.
- Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2).
- Retaining good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.
- Lot 1001 borders the Horticulture zone so it would be logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.
- Government reports and studies have concluded that the creation of lifestyle blocks and residential development on good land should be avoided because it fragments land and leads to the permanent loss of productive capability.
- FNDC’s submission to MPI on highly productive land in 2019 recognised that: “Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. **Therefore it is vital to protect this remaining finite resource** and other rural land that is highly productive”.¹

Residential development on Lot 1001 is inappropriate for many reasons -

- In legal terms, there is no *functional need* for residential development on this particular site. There are alternative sites, on lower quality land, that are much more suitable for residential development.
- The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site, taking into account RMA s5, factors identified by MfE and expert reports about adverse effects of fragmentation & loss of productive land.
- Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers.
- Development will generate many other adverse effects - such as residential sprawl in a rural area that lacks appropriate infrastructure; large amount of traffic and safety issues in Landing Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values.

In conclusion: Good soil needs to be zoned for productive agricultural use. The only appropriate zone for Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.

I seek the following decision from the Council:

Zone map amendment: Lot 1001 DP 532487 (known as Tubbs farm) to be re-zoned in Horticulture zone or Rural Production zone, so that good quality soil at the site will be retained for agricultural use.

I **wish** to be heard in support of my submission

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

Do you wish to present your submission via Microsoft Teams? Yes, if relevant

Signature of submitter:

(or person authorised to sign on behalf of submitter)

Jeff Putt

Date: 15 October 2022

(A signature is not required if you are making your submission by electronic means)

S76.001

SUBMISSION NUMBER

¹ FNDC submission to MPI (2019), p.2, https://www.mpi.govt.nz/assets/dmstemp/HPL_submissions/2-3-21/E145.-Far-North-DC-Attachment_Redacted.pdf,