

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 persons making submission

Jeff and Robby Kemp
114 Waitotara Drive
Kerikeri 0230

1. **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.

We cannot gain an advantage in trade competition through this submission . We are directly impacted by the Proposed District Plan. The effects are not related to trade competition.

2. **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.

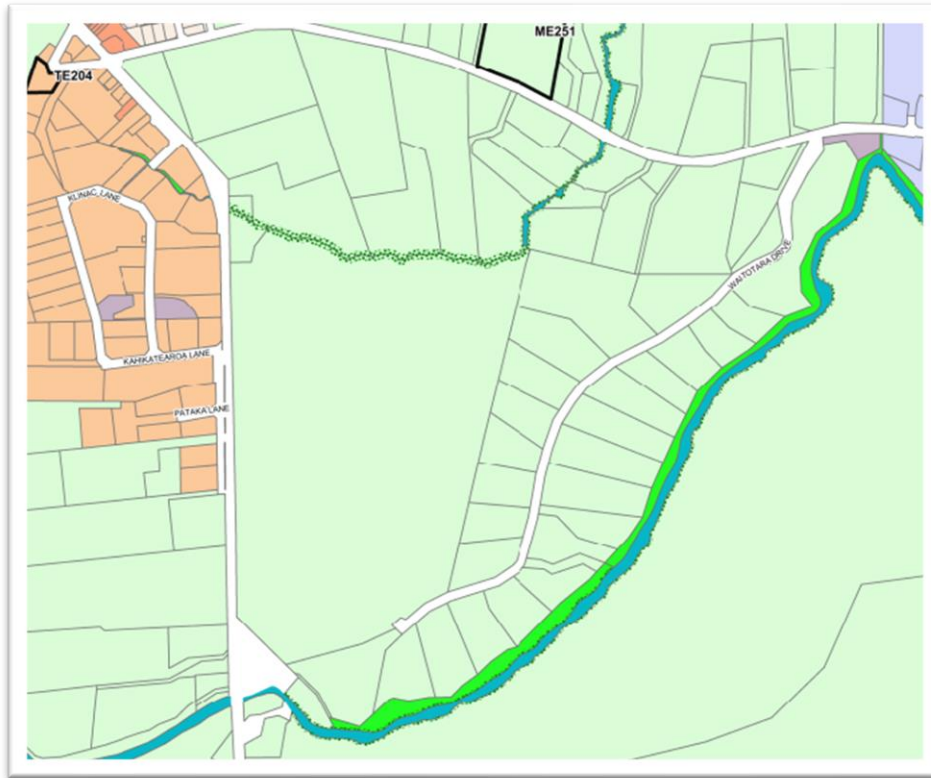
A plan showing the location of the land is provided at **Figure 1** below.



Figure 1 - Site

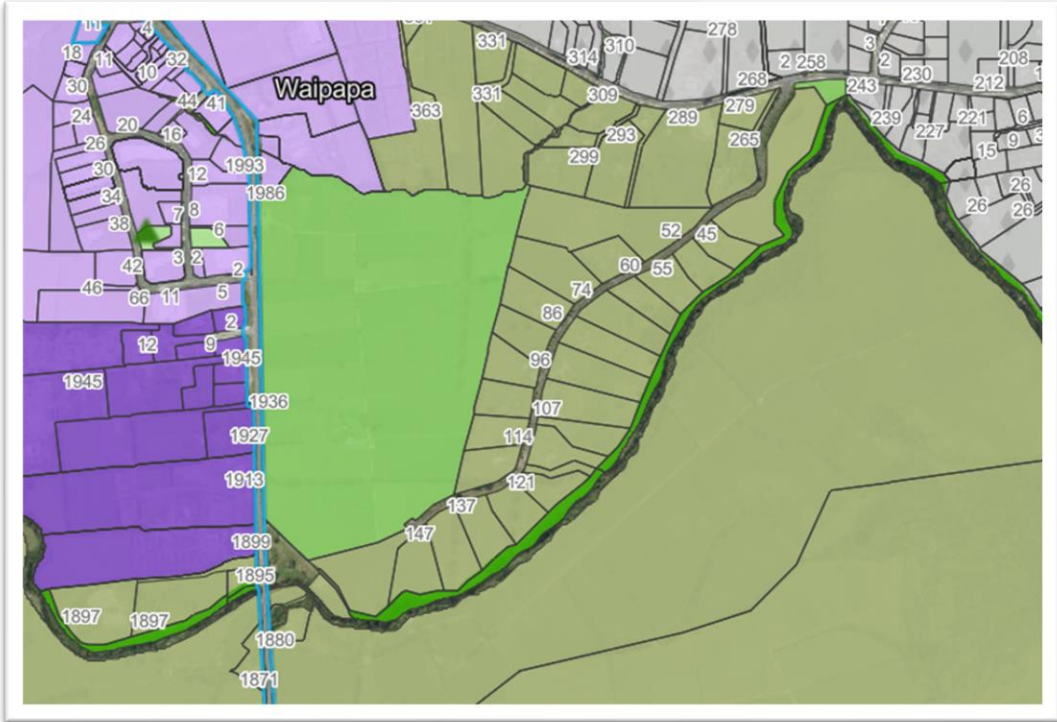
Operative and Proposed District Plan Zoning

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

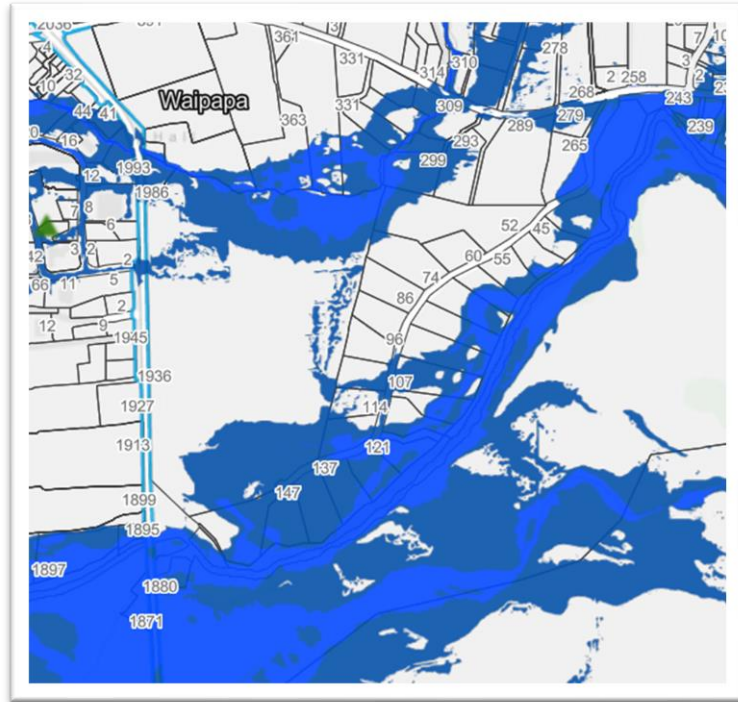


ODP Zone Map

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

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

- Proposed Planning / Zone Maps which relate to the landholding referred to in Section 3 of this submission;
- The adjoining land to the west ;
- Various provisions of the PDP.

4. **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- **S51.001** Maps.

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** – **S51.002**

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 nay event be mitigated through design and layout of activities on the sites.

- Seeks to amend certain provisions within **District Wide Rules – Sport and Recreation Zone .**

SARZ-R6 Community facility

This activity is prescribed as a Permitted Activity within the SRZ. **S51.003**

Community facility is defined as- means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.

The definition provides for a wide range of activities and interpretation and allows for activities which do not sit within the realm of sport and recreation.

The body of the activity itself is appropriate however these activities must have a focus on sport and recreation.

SARZ-R12 Visitor accommodation

SARZ- R13 Camping Ground **S51.004**

SARZ-R14 Educational facility

These three activities fall within the same regime as that applying to Community Facility . These should only be assessed as a Discretionary Activity when they have a direct correlation to sport and active recreation activities.

SARZ-R15 Activities not otherwise listed in this chapter

should be elevated to that of a Non Complying Activity. **S51.005**

Allowing this to remain as a Discretionary Activity defeats the purpose of scheduling land use activities in this new PDP format.

SARZ-R16 Residential activity

This is supported as a Non Complying Activity. **S51.006**

SARZ-S3 Setback [excluding from MHWS or wetland, lake and river margins] **S51.007**

The rule only relates to buildings or structures and does not accommodate the nature and scale of activities that are commonly located within sport and active recreation areas. By example playing fields are common and this is not

managed by the rule. As such adjoining property owners can receive the off site effects of such fields being located in close proximity of the common boundary. This includes the presence of spectators and players walking along the sideline, balls being kicked or thrown across the common boundary. While this may be trite it can become annoying and can interfere with security and privacy.

The rule should be amended to ensure all activities are located no less than 10.0m from a common boundary.

- Seeks to amend certain provisions within **District Wide Rules –**

LIGHT – R1 Emission of artificial light

S51.008

The rule as it applies to the Rural Production Zone is supported however the rule should relate to sensitive activities as distinct from the zone itself.

NOISE – S1 – Maximum noise levels – zone specific

S51.009

The rule as it applies to the Rural Production Zone is supported.

5. **We 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;
3. Amend rules within the **Recreation and Sports Zone** and **District Wide Rules** as detailed with 4, above ;
4. Any other relief to achieve the outcomes sought by this submission.

6. We wish to be **heard** in relation this submission.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Kemp", is centered below the text "Yours sincerely,".

Jeff Kemp

Dated this 7th Day of October 2022