

## 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:

Full Name:	Rebecca Stilton		
Company / Organisation Name: (if applicable)	N/A		
Contact person (if different):	Rebecca Stilton		
Full Postal Address:	19 Wharo Way Ahipara, 0481		
	Address for service: 24 Lomas Way Albany Auckland		
Phone contact:	Mobile: 021 611874	Home:	Work:
Email (please print):	<a href="mailto:Rebecca@sla.net.nz">Rebecca@sla.net.nz</a>		
2. (Please select one of the two options below)			
<input type="checkbox"/> I <b>could not</b> gain an advantage in trade competition through this submission <input type="checkbox"/> I <b>could</b> gain an advantage in trade competition through this submission			
<i>If you could gain an advantage in trade competition through this submission, please complete point 3 below</i>			
3. <input type="checkbox"/> I <b>am</b> 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 effect of trade competition			
<input type="checkbox"/> I <b>am not</b> 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 effect of trade competition			
<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>			
<b>The specific provisions of the Plan that my submission relates to are:</b> (please provide details including the reference number of the specific provision you are submitting on)			
<ol style="list-style-type: none"> <li>1. Proposed rezoning of my affected section to Rural Production.</li> <li>2. Proposed rezoning of other sections within approved Subdivision</li> </ol>			
Confirm your position: <input type="checkbox"/> Support <input type="checkbox"/> Support In-part <input checked="" type="checkbox"/> <b>Oppose the Proposed Plan to Rural Production</b> (please tick relevant box)			



**My submission is:**

*(Include details and reasons for your position)*

**Reference: Lot 9 and 19 DP 381292 (Title 325706)**

1. **Approved Residential subdivision is presently split zoned between Residential and General Coastal**
2. **General Coastal zoning was incorrect and not aligned to all other lots within Ahipara**
3. **All Residential Zoning requirements have been met**
4. **Proposed district plan changes current zoning to Rural Production**
5. **Rural Production is not appropriate for the development Lots**

**Refer attached PDF for more information in support of submission.**

**I seek the following decision from the Council:**

*(Give precise details. If seeking amendments, how would you like to see the provision amended?)*

S52.001

**Rezone the DP381292 (title 325706) to Residential**

- I **wish** to be heard in support of my submission  
 I **do not wish** to be heard in support of my submission  
*(Please tick relevant box)*

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

Yes  No

Do you wish to present your submission via Microsoft Teams?

Yes  No

**Signature of submitter:**

*(or person authorised to sign on behalf of submitter)*

*R Stilton*

**Date:**

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

**Important information:**

1. The Council must receive this submission before the closing date and time for submissions (5pm 21 October 2022)
2. Please note that submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your submission will only be used for the purpose of the District Plan Review.
3. Submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).



**Send your submission to:**

**Post to:** Proposed District Plan  
Strategic Planning and Policy, Far North District Council  
Far North District Council,  
Private Bag 752  
KAIKOHE 0400

**Email to:** [pdp@fndc.govt.nz](mailto:pdp@fndc.govt.nz)

**Or you can also deliver this submission form to any Far North District Council service centre or library, from 8am – 5pm Monday to Friday.**

**Submissions close 5pm, 21 October 2022**

**Please refer to [pdp.fndc.govt.nz](http://pdp.fndc.govt.nz) for further information and updates.**

***Please note that original documents will not be returned. Please retain copies for your file.***

**Note to person making submission**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Rebecca Stilton  
19 Wharo Way  
Ahipara 0481

13 October 2022

Far North District Council Planning  
District Planning Team  
Via Email: [pdp@fndc.govt.nz](mailto:pdp@fndc.govt.nz)

Dear District Planning Team

**Submission: Request to Rezone Section(s) Lot 9 and 19 DP 381292 (Title 325706)**

Our section is part of an approved Residential subdivision located in Wharo Way, Ahipara. Our understanding is the Subdivision was completed in 2009 and the following year the developers went into liquidation. Although DP381292 is an approved Residential subdivision, it retained a mixed zoning status with many lots retaining a General Coastal zoning while the balance was zoned Residential. Oddly enough, the Lots closest to Foreshore Rd and the beach were zoned Residential and those further away General Coastal.

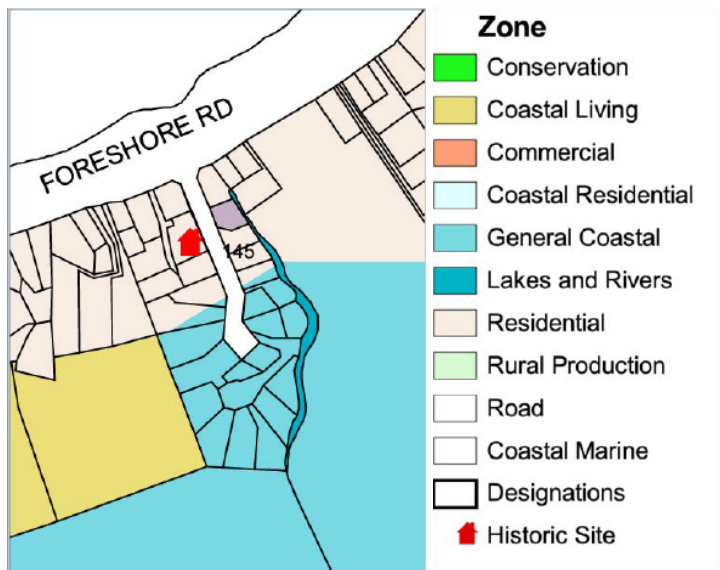
In reviewing the FNDC zone maps (Operative District Plan Map #75), the anomaly of the zoning, in comparison to the rest of Ahipara south, is quite visible. (Circled in Red within Pic.1. The Residential zone for Ahipara includes all Residential sections except that of Wharo Way. The approximate boundary encompassing the housing lots is consistent – except for our subdivision.

**Pic.1**



A closer view of the subdivision as detailed in Pic.2

**Pic.2**



We have been made aware that the Far North District Council's (FNDC) Proposed District Plan is intending to set aside some of the General Coastal zones as rural production.

We believe the designated zoning of this subdivision to Rural Production is an oversight. FNDC has assigned what was previously a General Coastal zone into Rural Production, just allowing for minor tweaks to avoid split zoning.

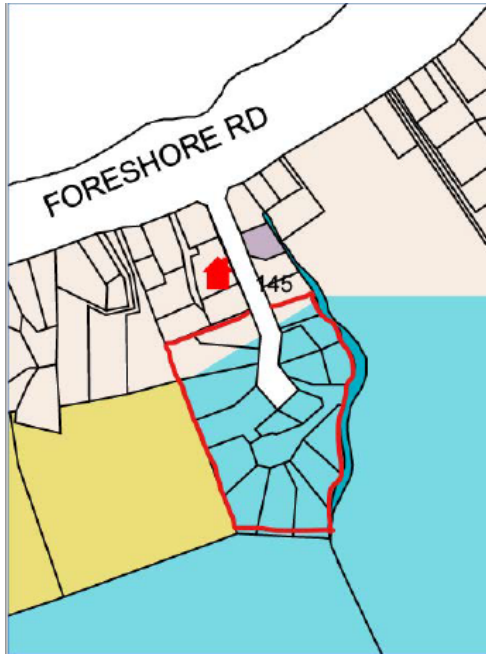
To highlight this oversight, RPROZ-R3 states (Per-1), the site area per residential unit is at least 40ha. With Discretionary approval, (DIS-1) is 8Ha. These Lots were subdivided with Residential sizing in mind, have no productive potential, and are not located within a rural environment. Pic.3 taken from the ePlan proposed District Plan's ePlan shows the olive-green parcels designated as Rural Production.

**Pic.3.**



We do not represent all owners, and this submission relates specifically to Lot 9 and 19, however common sense would lead to the complete subdivision being rezoned as Residential and therefore, a revised zone boundary would apply as per Pic.4

**Pic.4**



We look forward to confirmation of our submission being received.

In the event this matter goes as far as a hearing, we would like to be heard.

Regards

*R Stilton*

Rebecca Stilton  
19 Wharo Way  
Ahipara 0481

Ph: 021 611 874