



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:

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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

- N/A

Submission points

Point 99.1 **S314.001**

Section: Settlement

Sub-section: Objectives

Sentiment: Oppose

Submission:

In the wake of the establishment Te Kura Kaupapa Māori o Hokianga I believe the one area that could be further developed to

enhance community growth for the school and district is the current under utilised subdivision that comprises Koutu Terrace.

Over the last 12 years not many of the 16 properties along Koutu Terrace have been developed, with many of them having a minimum size of 8,000 sqm and compounded by its infertile soil, establishes the sites to be uneconomic to produce with an encumbrance tenure to consistently maintain and present well.

With Koutu Terrace already having roading infrastructure wouldn't this make sense to take advantage and further enhance development due to its favourable contour and close proximity to the kura that would potentially establish and attract more families and teachers?

In summary I believe these are the following significant features that attract Koutu Terrace as an obvious choice for further development:

- * The area is raised well above the River Flood Zone and any Coastal Flood threats according to the e-plan
- * By increasing household numbers there is no further threat of disturbing horizon lines and overall coastal and hillside views would not be hugely affected
- * Having regards Bio-cycle wastewater thresholds, from other Councils throughout the country some are known to be situated on 2,500 sqm subdivision sites which include a 1500 - 1800 sqm wastewater drainage field, given the smallest sites along Koutu Terrace are of 8,000 sqm, there is potential and opportunity for further investigation.
- * The release of further sites could relieve teacher/family accomodation and open further worker accomodation for other employment sectors that the region desperately needs.
- * By considering a change in zoning to be in line with the Rural Residential Zoning, this would be a significant improvement for the district as well as creating further rate payer income for the council.
- * All iwi concerns have already been mitigated when the subdivision had performed its original resource consent process at the time.
- * Additional new release of housing development along Koutu Terrace would further enhance overall housing standards for the area

I truly believe it would be a positive step in the right direction..... a stimulus population growth can create more job opportunities and enhance sustainability for local businesses given the challenges the Southern Hokianga has faced in the wake of the pandemic.

Thank you, I appreciate your consideration and the opportunity to convey my thoughts.

Relief sought

To seriously look into overall zoning potential of Koutu and at ways to optimise and enhance the beautification of the area. It would be submissive for the area to not encourage the full potential for further land development release and coincide with the opportunity Te Kura Kaupapa Māori o Hokianga presents to the community. Lets not waste and under utilise this beautiful taonga.