



Submission #265

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: 21/10/2022

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: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

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

- **No**

Submission points

Point 58.1

Section: Planning Maps

Sentiment: Oppose

S265.001

Submission:

In relation to the proposed zoning to the western side of Rangiputa Rd, it should be zoned Rural Lifestyle and NOT Rural production.

The reason to justify this submission is that there are already approximately 30 Rural Lifestyle lots along the western side of the road (from the southern location named "Kawakawa" on the ePlan) . None of them are at a scale that justifies or could be designated "Rural Production". They are ALL less than 10 ha already (most being less than 4 ha) so to make this the minimum for "future" subdivision doesn't make sense as there are no lots that fit within this category.

The area already fits the "Rural Lifestyle" definition. (as below)

"This zone is characterised by open space and vegetated landscapes, interspersed by farm [buildings, structures](#) and [residential units](#). Areas suitable for rural lifestyle living have been identified because they are already fragmented with residential land uses, are on low value soils or where consent has already been granted to undertake more dense living than anticipated in the Rural Production Zone. *The zone is expected to provide an appropriate transition from rural residential areas to the Rural Production zone, while retaining a sense of spaciousness and rural character.* For this reason reason, rural lifestyle character and amenity are managed through density rules and the consideration of [building](#) locations at the time of [subdivision](#), in addition to the use of [building setback](#) controls from boundaries. "

The sentence in italics does not make sense as the only way such a transition could occur would be through acquisition and amalgamation of these lots - which given their poor production capability would not be commercially viable.

Other than the italicized sentence, the This definition describes the existing character of this area. As most of this land is very poor agricultural land, with the area towards Rangiputa having a sandstone pan just below the topsoil that means that horticulture is unsuitable as well.

As such, this area should be zoned Rural Lifestyle, NOT Rural Production.

Relief sought

The land to the west of Rangiputa Rd should be zoned Rural Lifestyle.