



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: 18/10/2022

This is a submission on the following proposed plan (the **proposal**): Proposed Far North District Plan

Address for service:

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New Zealand
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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?

- 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 33.1 **S176.001**

Section: Rural production

Sentiment: Oppose

Submission:

This submission respects the progress that has been made by the FNDC on the new District Plan to date, and thanks the council for consulting frequently with the public through the process. In response to the current draft and the submission deadline of 21

Oct 22, please accept the following suggestion.

The one area most in need of change is the zoning that would allow more housing to be developed on Koutu Terrace, Koutu. There are 16 properties in the private hands of about as many owners on Koutu Terrace now, and only a couple have been built on in the past 10 years. In that time, Te Kura Kaupapa Māori o Hokianga has been built by the Ministry of Education at Koutu Point. This new Kura for the Hokianga community has a capacity of 200 students, which it is rapidly growing towards. The economic ecosystem that can and should be developed and supported in the surrounds of such an important facility has inadequate space designated. Most significantly, there is little new land zoned for housing, which means teachers and families have limited ability to locate near the school.

Much of the built-on land in Koutu (on Koutu Loop and Koutu Point Roads), as per the council's e-plan, is adversely affected in some way by River Flood Hazards or Coastal Flooding. Therefore, for the future proofing of the settlement, more residential zoning is requested.

At the moment, the 16 sections on Koutu Terrace are zoned Rural Lifestyle, meaning the sections which are all around one hectare in size can only take one residence. By zoning the road to Rural Residential, and considering the extended potential through discretionary as well as permitted activities under that zoning, the short Koutu Terrace road could support up to 40 or so households.

The suggestion is consistent with the nine significant resource management issues that FNDC aims to address in this new District Plan. In particular:

- Increased capacity for building on Koutu Terrace would acknowledge current and future demand for Kura-related teacher and family accommodation, but would also address the well acknowledged shortage of worker accommodation in the South Hokianga (which is holding back the development of the district in this area);
- Not foreseeing and providing for demand adequately will see Council having to waste resources retrospectively fixing the capacity issue by processing Proposed Plan Changes later;
- Koutu Terrace is actually positioned on a very significant terrace which has all the sections raised well above the River Flood Zone and Coastal Flood threats in the e-plan, meaning homes and structures on this terrace would be future-proofed for climate change (and allow for potential coastal retreat);
- The terrace is also a natural feature for a zone demarcation, and offers potential home-owners natural views of the coast and settlement, without the risks of actually being on the coastline;
- The soil-type on Koutu Terrace is poor for horticulture, having been sluiced for kauri gum historically (but, as per the resource consent, the properties are suitable for aerobic wastewater management with ample space);
- From an iwi perspective, Koutu Terrace has an archaeological clearance already after having been thoroughly investigated during the original resource consenting process;
- The scale, character and amenity of the existing coastal 'settlement' at Koutu does not lend itself to quality housing development or intensification, and a new release of land would seem more appropriate.

Overall, Koutu Terrace has vast plots of land which have been sold but not really developed, in an area which is obviously intensifying in association with the new Kura Kaupapa. This seems sub-optimal, and maybe even wasteful. The area needs to be future-proofed for development, supporting the Kaupapa of the school and area with appropriate allocation of land in a modest level of intensification. Koutu Terrace is perfectly placed for self-contained houses under the sort of low-density intensification that Rural Residential zoning, or similar would provide.

Could FNDC please look at amending this element of the District Plan to support the future of Koutu? Thank you.

Relief sought

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Point. This new Kura for the Hokianga community has a capacity of 200 students, which it is rapidly growing towards. The economic ecosystem that can and should be developed and supported in the surrounds of such an important facility has inadequate space designated. Most significantly, there is little new land zoned for housing, which means teachers and families have limited ability to locate near the school.

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