



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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Attachments:

Taipa - Was Coastal Living now Rural Lifestyle.png

Paihia, Opua, Orongo Bay.png

Kerikeri Inlet and Rangitane River Park.png

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Kerikeri Inlet and Rangitane River Park.png

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 72.1 S286.001, S286.002

Section: Planning Maps

Sentiment: Oppose

Submission:

Hello - I have intentionally lodged this submission as a separate one - as do not want it to become 'lost' in my others with multiple points:

Nearly all of the land that was zoned Coastal Living throughout the whole District (minimum discretionary lot size 5000m²) has been changed to Rural Lifestyle (minimum discretionary lot size 2ha which is 4x the size of the current rule)

This affects the following townships/areas:

Ahipara, Opononi, Koutu, Houhora, Pukenui, Taipa, Cable Bay, Coopers Beach, Hihi, Whangaroa, Mahinepua, Wainui, Blue Penguin/Fernbird, Rangitane River Park, Kerikeri Inlet/Wharau Rd , and a lot of land around Russell & Paihia & Orongo Bay.

Attached maps of some selected areas only showing these changes.

Each of the above townships/areas would have land in or on the fringes of it severely reduced in development and growth potential, which is exactly what the Far North coastal towns need.

I oppose this rezoning and can only conclude that no one has actually thought about the negative implications this will have on the growth of our coastal towns?

All this land that could be subdivided down currently into 5,000m² lots, with the new Rural Lifestyle zone can only be as small as 20,000m² (2ha). Who wants 2ha with their bach by the beach?

The Far North needs to be growing, not shrinking, so we need to provide more properties for people to live on.

Further to that, the current Coastal Living zoned land has already had a reasonable amount of development under its current zoning, so why don't we intensify where houses are already, which means our Rural & Horticultural land can be further preserved from development?

New developments and parcels of land mean more rates for FNDC, increasing income and making our district a better, more vibrant place.

Please consider, as this is a major issue for our district with the proposed draft zoning.

Relief sought

Either

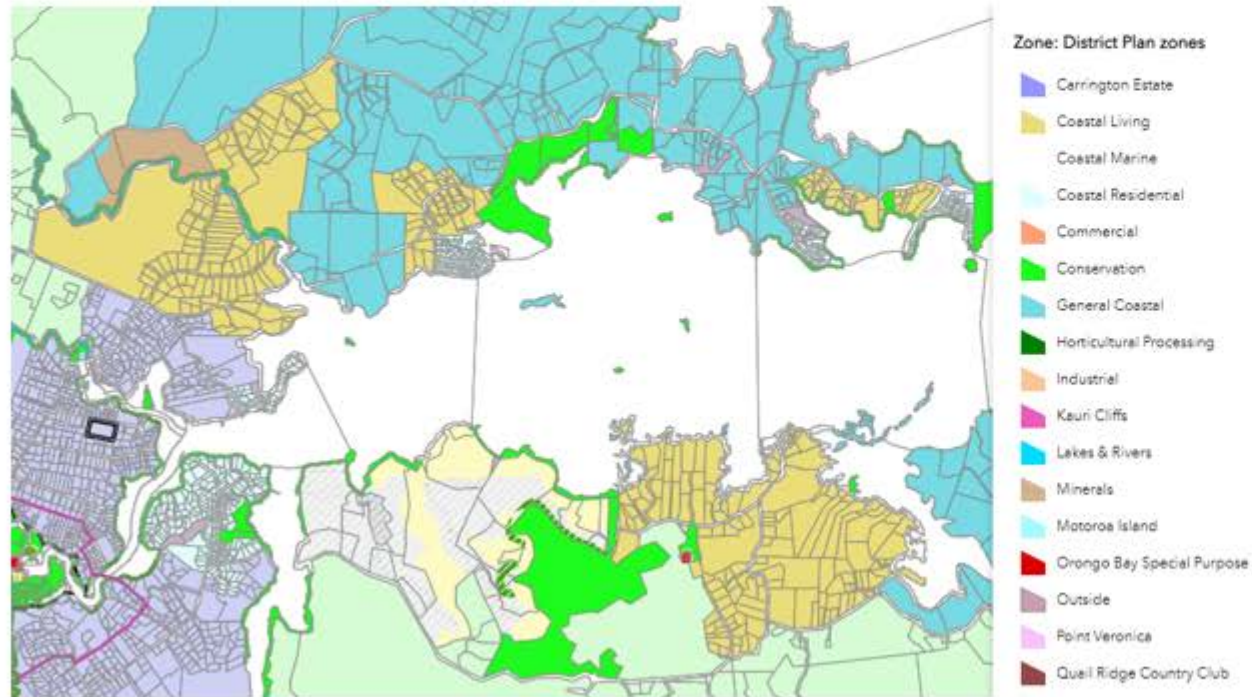
1) Rural lifestyle zone discretionary minimum lot size needs to be 5,000m² - so at least the potential of the land does not get worse than it is at present

or

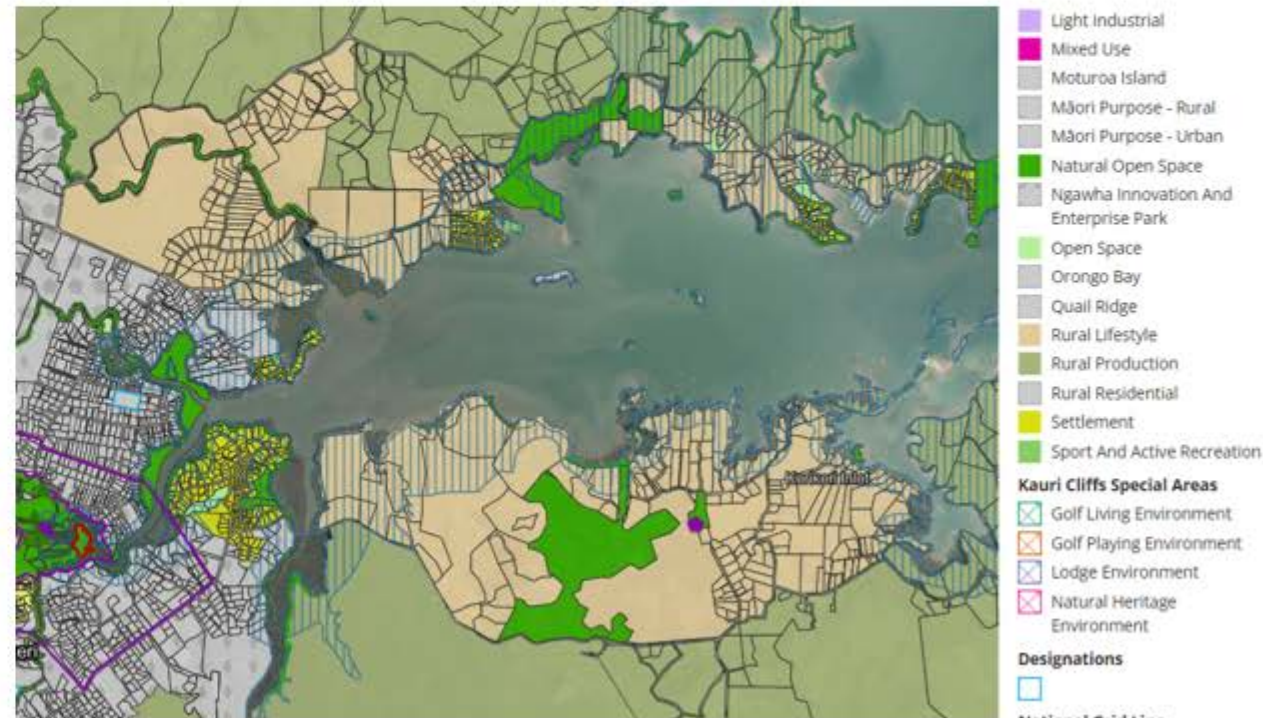
2) (preferred) all the land that was zoned Coastal Living be rezoned to Rural Residential, and let the Coastal environment rules cover any coastal issues.

KERIKERI INLET & RANGITANE RIVER PARK

WAS – COASTAL LIVING

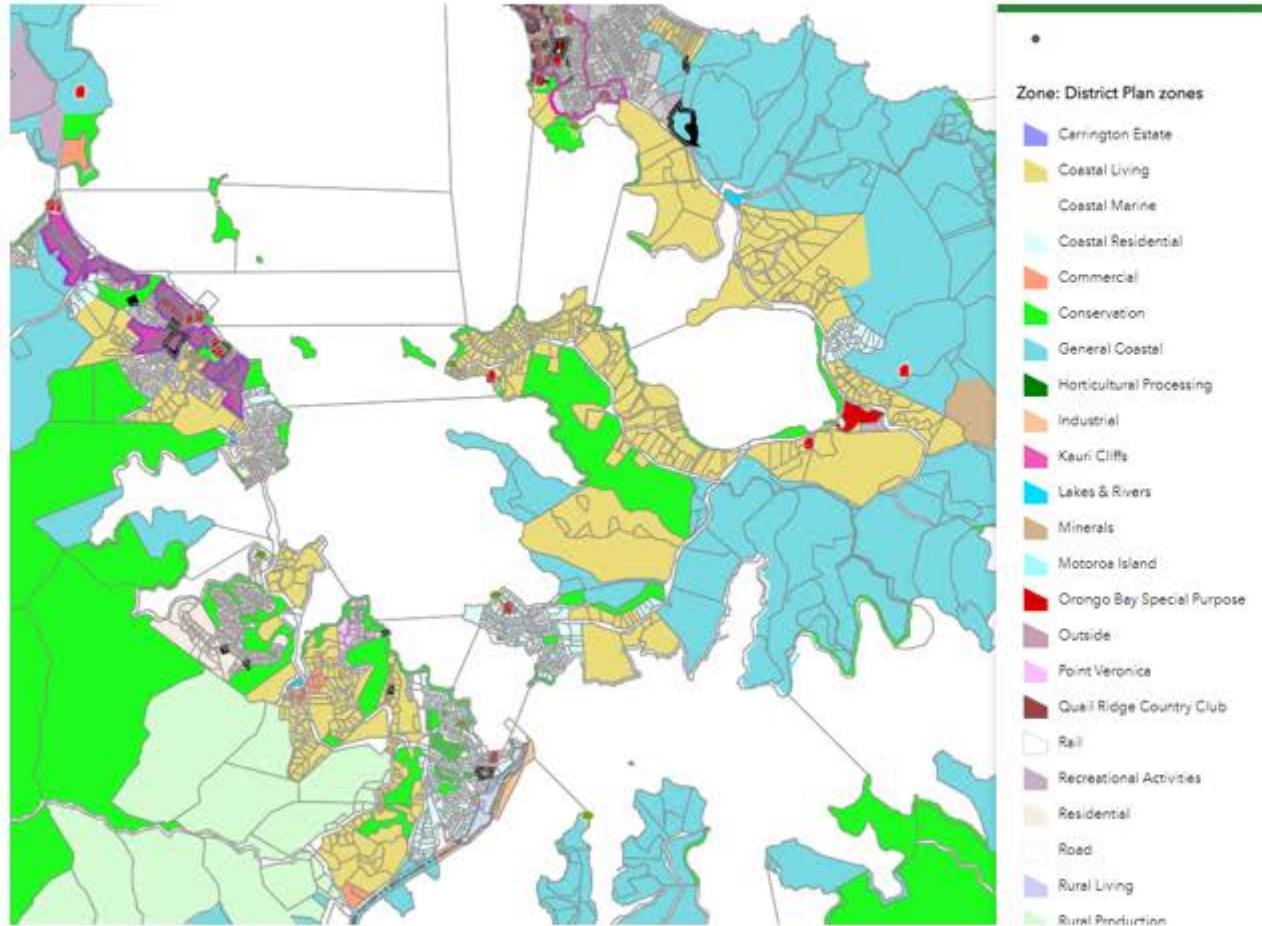


NOW – RURAL LIFESTYLE

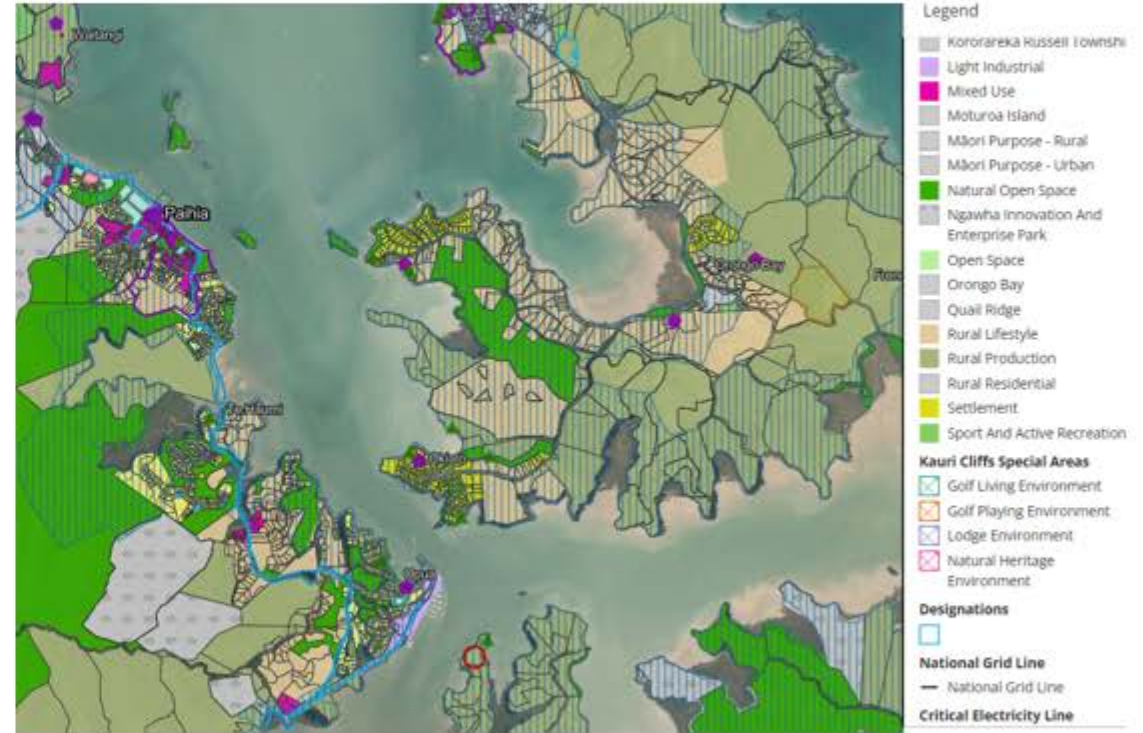


PAIHIA, OPUA, ORONGO BAY

WAS – COASTAL LIVING

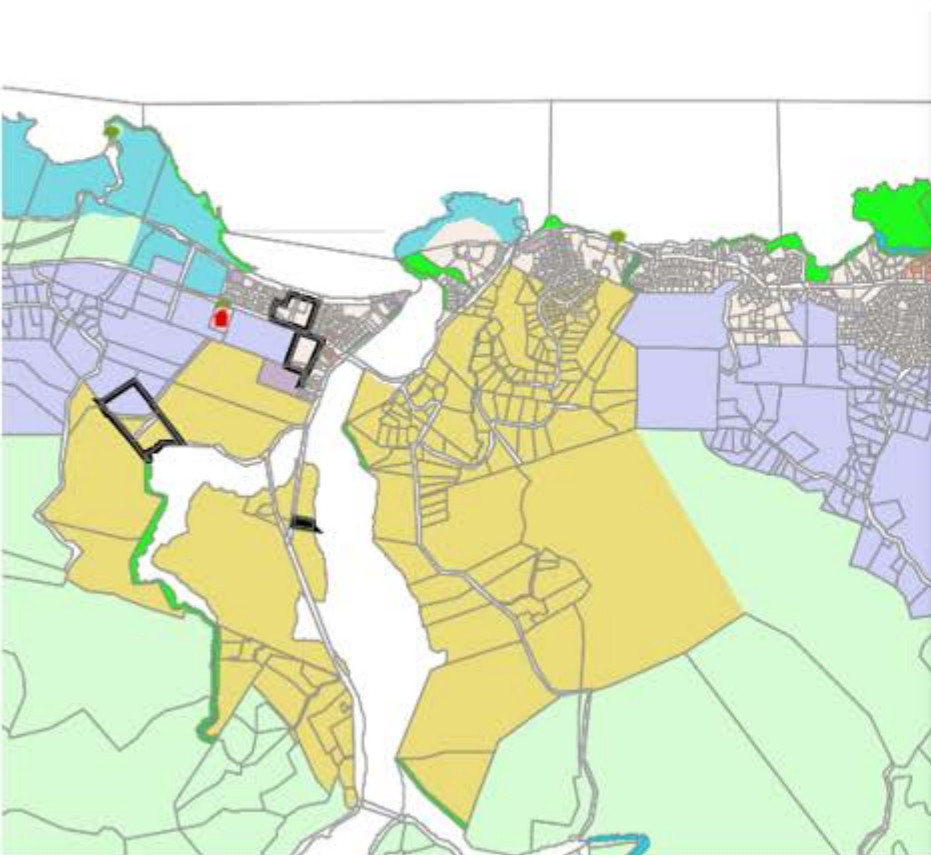


NOW – RURAL LIFESTYLE



TAIPA

WAS – COASTAL LIVING



- Carrington Estate
- Coastal Living
- Coastal Marine
- Coastal Residential
- Commercial
- Conservation
- General Coastal
- Horticultural Processing
- Industrial
- Kauri Cliffs
- Lakes & Rivers
- Minerals
- Motoroa Island
- Orongo Bay Special Purp
- Outside
- Point Veronica

NOW – RURAL LIFESTYLE



- Kororareka Russell Township
- Light Industrial
- Mixed Use
- Moturoa Island
- Māori Purpose - Rural
- Māori Purpose - Urban
- Natural Open Space
- Ngawha Innovation And Enterprise Park
- Open Space
- Orongo Bay
- Quail Ridge
- Rural Lifestyle
- Rural Production
- Rural Residential
- Settlement
- Sport And Active Recreation
- Kauri Cliffs Special Areas**
- Golf Living Environment
- Golf Playing Environment
- Lodge Environment
- Natural Heritage Environment
- Designations**