



Remember  
submissions  
close at 5pm,  
Friday 21  
October 2022

## 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:	Stephen Manley		
Company / Organisation Name: (if applicable)			
Contact person (if different):			
Full Postal Address:	2/57 Owairaka Avenue, Mt Albert, Auckland 1025		
Phone contact:	Mobile: 0211151877	Home:	Work:
Email (please print):	Stephen.manley@gmail.com		

2. (Please select one of the two options below)

- I could not gain an advantage in trade competition through this submission  
 I could gain an advantage in trade competition through this submission

*If you could gain an advantage in trade competition through this submission, please complete point 3 below*

3.  I am 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 am not 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

*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*

**The specific provisions of the Plan that my submission relates to are:**

*(please provide details including the reference number of the specific provision you are submitting on)*

*Proposed zoning for 72 Kokohuia Road, Omapere 0473, and adjoining properties is inconsistent with objectives of the zoning and a more appropriate zone would be residential – general, or rural – residential to provide for an appropriate transition to Rural – Production.*

*(Part 3, Area Specific Matters, zones, Rural Production)*



Confirm your position:  Support  Support In-part  Oppose  
(please tick relevant box)

**My submission is:**

*(Include details and reasons for your position)*

Zoning inconsistent with proposed district plan objectives and general residential is appropriate, or if considered more appropriate rural – residential, in order to provide a transition to the Rural – production areas.

The objectives of Rural production include

Rural Production zone:

- o is available for primary production activities and is protected for current and future generations
- o is used for primary production activities and ancillary activities that support this sector, and allows other compatible activities that have a function need to be in that location
- o protects highly productive land from sterilisation and reverse sensitivity
- o requires development not to worsen any natural hazards and have the required onsite infrastructure
- o maintains the rural character and amenity associated with a zone enabling and supporting a working rural environment.

None of the objectives are achieved with the site and adjoining sites and the current zone and land location / land parcel size are inconsistent with the objectives and current / potential use of the sites.

Rural - residential is defined as

Rural Residential zone:

- o is used predominantly for residential activities and small scale farming activities.
- o character and amenity is maintained and enhanced, by peri-urban residential activities, small scale farming, with residential development being reflective of the associated adjacent urban area.

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- o helps meet the demand for growth around urban centres, and ensures the ability of the land to be rezoned for urban development in the future.
- o development maintains its character and amenity values.
- o is managed to control reverse sensitivity issues within the zone or at the zone interface.

The site of 72 Kokhuia Road is 6756m<sup>2</sup> and the adjoining sites despite being zoned as part of the Rural production zone are significantly smaller than 20ha. The land is not currently used for rural production and the size of land parcels are insufficient for rural production, there is no transition to rural production from the general residential sites, therefore, there is potential for nearby general residential premises to be negatively impacted if activities consistent with rural – production where undertaken at these sites.



Furthermore, 72 Kokohuia Road has on-site infrastructure, is connected to services including wastewater and stormwater, are within the rollout of Fibre internet and have power. Therefore, the size of land and use of land is consistent more with residential than rural production and is neighbouring residential / urban dwellings which are zones as residential.

The site has access to the Kokohuia waterline, therefore, this will not impact on the town water supply. Permissible activities within Rural production zones have the potential to impact on the livability and quiet expected of adjoining residential properties.

Omapere and Opononi have infrastructure to support the town. It is reasonably foreseeable that the growth of the town will continue to move inland due to coastal erosion etc.

For these reasons the proposed zoning does not seem appropriate or consistent with the proposed district plan.

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

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

*Zoning for 72 Kokohuia Road, Omapere to be reconsidered*

*Consideration given to change zone to residential.*

*Failing that, for 72 Kokohuia Road, Omapere to be reconsidered and rezoned as Rural – residential*

*Adjoining properties to be considered as above*

S299.001

- 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)*

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.