

AK Taihia

From: Kate Carr
Sent: Thursday, 2 October 2025 9:51
To: AK Taihia
Subject: Hearing presentation PDP 03 October IR Carr

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Rebuttal Submission FNDC PDP Sec 42A Reports (S397.006; S397.007) IR Carr

Lot 2 DP 336924 – The Subject Property

Hearing Presentation 03/10/2025

Proposed Okaihau Settlement Zone Boundary Change

FNDC PDP Strategic Directions

I consider that this proposed zone change meets all six of the PDP's Strategic Directions.

In particular it provides for:

5. A prosperous economy through enabling a wide range of rural and urban business activities in the right locations; and
6. The management of urban growth integrating existing and future infrastructure, providing sufficient land, or opportunity to meet growth demands for housing and business.

It has been the consistent theme of my submissions that there are insufficient housing sections in the Okaihau Settlement Zone and what few sections that are available have significant flaws.

As a result of unsatisfied local demand many of the numerous subdivisions that have occurred in the surrounding rural area would not have occurred if suitable sections for housing were available in the Okaihau Settlement Zone. For instance the most recent rural subdivision on Wiroa Road,

north-east of Okaihau, does not enable such comparitably safe and easy walking access to the Okaihau schools and amenites as the Subject Property does.

Okaihau has the capacity to meet growth demands, including roll capacity in the schools.

PDP OVERVIEW

Council uses the Okaihau Settlement Zone as an example of a larger settlement and notes that settlements will have limited development potential due to the lack of reticulated water supply or wastewater or stormwater services. Okaihau has Council supplied reticulated water only.

The Site Suitability Technical Review of the Subject Property by Geologix has assumed that the drinking water supply and waste water disposal will be provided on site for each lot.

A detailed Geotechnical Suitability report will comprehensively address all three waters at the time of subdivision. These factors will influence lot yield.

“Council has a responsibility under the RMA, the NPS-UD and the Northland Regional Policy Statement to ensure that there is sufficient land, integrated with infrastructure networks, for housing and business to meet the expected demands of the district.”

It is my contention the the insufficiency of available residential lots at Okaihau is a major cause for the occurance of many lifestyle blocks in the surrounding area and the residential use of commercial buildings in Okaihau. Such questionable demand-driven use of commercial land is manifest across much of the district. The district's assumed PEC exists often where it is not immediately needed.

PDP Part 3 – AREA-SPECIFIC MATTERS / ZONES

OBJECTIVES

I consider that Objectives RSI O1 to RSZ O4 can be met now or at the time of subdivision. This conjecture is supported by the reports that I have provided from Soil and Landuse expert Bob Cathcart and the Site Suitability Technical Review from Environmental Engineers Geologix.

Further work will be done by Geologix to identify and refine the site suitability requirements of each potential lot at the time of subdivision. Because of the easy topography it is expected that minimal earthworks will be required. Indigenous vegetation does not need to be disturbed.

POLICIES

I consider that Policies RSZ P1 to RZS P5 can be well met in this proposal. These policies will appropriately influence lot lay out and yield decisions at the time of subdivision consent.

For instance I have discussed with the owner of Settlement Zoned Lot 1 DP 130097 how at subdivision stage I can minimise impairing their due west view over the current RPZ.

The affected lot with an RPZ boundary with the proposed Settlement Zone is Lot 2 DP 199288. This property has extensive existing hedging and trees along the common boundary that is adjacent to their house.

ASSESSMENT OF ENVIRONMENTAL EFFECTS.

A comprehensive AEE will need to be produced for the Subdivision Resource Consent process.

The map in Attachment 1 shows a proposed new entranceway from the Subject Property onto Settlers Way that has been positioned on a brow for maximum visibility and safety.

It is anticipated the net benefits to the Okaihau community of having a number of pleasant house lots available within the Settlement Zone, from a development with anticipated adverse effects that are no more than minor, should be well received.

Consequently the overarching enabling Purpose and Principles of the RMA will be met.

IR (Joe) Carr 1/10/2025

Attachment 1 Amended Site Plan showing proposed RPZ/ Okaihau Settlement Zone boundary.

2 Letter of support from pastoral farming neighbour Phyllis Rintoul
(Lot 1 DP527660)