

## 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. - **Yes. Document attached,**

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:	Christopher Thomas Kaye		
Company / Organisation Name: (if applicable)			
Contact person (if different):			
Full Postal Address:	478 Hihi Rd, RD1, Mangonui 0494		
Phone contact:	Mobile: 0212425320	Home:	Work:
Email (please print):	bbjrnz@hotmail.com		
2. (Please select one of the two options below)			
<input checked="" type="checkbox"/> I <b>could not</b> gain an advantage in trade competition through this submission <input type="checkbox"/> I <b>could</b> gain an advantage in trade competition through this submission			
<i>If you could gain an advantage in trade competition through this submission, please complete point 3 below</i>			
3. <input type="checkbox"/> I <b>am</b> 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			
<input checked="" type="checkbox"/> I <b>am not</b> 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>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</i>			
<b>The specific provisions of the Plan that my submission relates to are:</b> <i>(please provide details including the reference number of the specific provision you are submitting on)</i>			
RLZ-O1. Rural Lifestyle zone. RLZ-O1 is <b>not</b> consistent with the existing amenity values and residential activity in the immediate area.			
RLZ-O2. Rural Lifestyle zone. RLZ-O2 is <b>not</b> consistent with the existing farming activities, amenity values and residential activity in the immediate area.			



RLZ-R3. Rural Lifestyle zone. RLZ-R3 is not consistent with the existing residential activity in the immediate area.

RRZ-O1. Rural Residential zone. RRZ-O1 is consistent with the existing amenity values and residential activity in the immediate area.

RRZ-O2. Rural Residential zone. RRZ-O2 is consistent with the existing farming activities, amenity values and residential activity in the immediate area.

RRZ-R3. Rural Residential zone. RRZ-R3 is consistent with the existing residential activity in the immediate area.

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

**My submission is:**

(Include details and reasons for your position)

S56.001

The proposed zoning of the property at **478 Hihi Rd (Lot 1 DP 492201)** as Rural Lifestyle is not compatible with existing residential development and agricultural activity in the immediate area.

It is submitted that use of this property for low density residential use per Rural Residential zoning is more compatible with the surrounding environment than the current activity.

The property should be zoned **Rural Residential**.

Please do see the attached document and associated appendices.

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

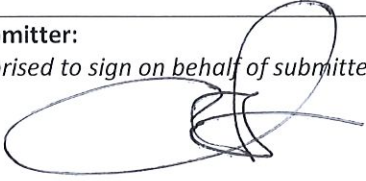
(Give precise details. If seeking amendments, how would you like to see the provision amended?)

The property at **478 Hihi Rd (Lot 1 DP 492201)** to be zoned **Rural Residential (RRZ)** for the purpose of subdivision.

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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do you wish to present your submission via Microsoft Teams? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Not out of the question but preferably in person.</i>
Signature of submitter: <i>(or person authorised to sign on behalf of submitter)</i> 
Date: <i>06/10/22</i> <i>(A signature is not required if you are making your submission by electronic means)</i>

**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.



**SUBMISSION NUMBER**

## **FNDC Draft District Plan Submission.**

This submission addresses proposed zoning of the property at **478 Hihi Rd** (the property) under the Draft Far North District Plan.

### **Executive Summary.**

Until very late in the Draft District Plan promulgation process the Hihi area to the west of 444 Hihi Rd (the area – See *Appendix 1*) was allocated Rural Residential zoning. At the eleventh hour before the Draft Plan was notified that proposed zoning was apparently changed to Rural Lifestyle. This submission will argue that the originally proposed Rural Residential zoning is consistent with the existing low density residential activity which predominates the immediate area. Likewise, the argument will be made that the agricultural activities typical of Rural Lifestyle zones are no longer compatible with the recently increased residential building activity in the area.

### **Zoning.**

Under the operative plan for the Far North District the property is zoned Coastal Living with lots of 8,000m<sup>2</sup> (per residential unit) as a controlled activity and 5,000m<sup>2</sup> as a discretionary activity.

For the greater part of the public information process relating to the Proposed District Plan the property was proposed for zoning as Rural Residential with minimum lot sizing (per residential unit) of 4,000m<sup>2</sup> (controlled) through to 2,000m<sup>2</sup> (discretionary).

Very late in the process that proposed zoning was apparently changed to Rural Lifestyle with a minimum lot sizing (per residential unit) of 4ha (controlled) and 2ha (discretionary), a ten-fold increase in the minimum size of permitted activity and a change in land use to include: farming activities – agricultural, horticultural, and pastoral.

### **Rural Residential Zone.**

This zoning, with permitted residential lots of 4,000m<sup>2</sup>, when applied to the area, made remarkable sense for the following reasons:

- This area is ostensible developed into residential lots ranging from as little as 4,000m<sup>2</sup>. See *Appendix 1*.
- There is intensive building activity currently planned, underway, or recently completed across the area. See *Appendix 1*.
- The Hihi village area to the west is ostensible built out in higher density housing. See *Appendix 1*.
- There exists a logic to achieving consistency with the area by zoning the area as Rural Residential to allow further infill of the area similar to existing surrounding developments.
- In the absence of residential zoning the only remaining undeveloped property in the area relies on agricultural activities. Such activities are becoming more and more challenging with increasing residential building developments currently completed, underway, or planned in the area. Examples follow:
  - Horticultural activities requiring application of sprays, noisy mowing and machinery operations are clearly confronting to some more recent residents to the area. Some newer residents to the area particularly those to whom the non-city environment is a relatively new experience harbour genuine concerns about the application of sprays and noisy operations and their concerns whilst possibly unrealistic, are not at all unreasonable.
  - Agricultural operations commonly require burning of vegetation waste leading to unpleasant disbursement of smoke and ash affecting neighbouring residences, at times for several days on end.

- Fencing needs to be functional, including electric components, as opposed to simply aesthetic. Some newer residents to the area, and particularly those to whom the non-city environment is a relatively new experience simply fail to understand why they should provide fencing and gates to protect their properties from incidents of roaming livestock and their arguments whilst possibly somewhat unrealistic, are not at all unreasonable.
- Any livestock/grazing operations necessarily increase blowfly and common fly activity.
- Existing lots greater than 4,000m<sup>2</sup> across the area tend to be characterised by an elevated building development zone (BDZ) with the balance of the lot sloping away into a gully or similar. A good example can be seen at *Appendix 2* with the houses all bunched together along the western boundary to 478 Hihi Rd.
- Housing and associated outbuildings currently built, in the planning stage or under construction across the subject area are by and large clustered into relatively close-proximity clusters. See *Appendices 3A & 3B*.

#### **478 Hihi Rd – Lot 1 DP 492201.**

This property currently operates as an olive grove, olive processing plant, and livestock grazing property.

With the intensification of residential development in the general area including construction of houses along the western boundary (see *Appendix 2*), and further existing & proposed smaller lot subdivision along the eastern boundary (see *Appendix 1*), the pursuit of such horticultural and pastoral activities is becoming more challenging. Some examples follow:

- Neighbours voicing concern about the use of sprays. We have had concerns raised by nearby residents and from those as far away as the Hihi village some 300m distant to the extent that, out of courtesy and social responsibility, we now advise those residents before we spray so that they can evacuate the area while we spray.
- Neighbours complaining about the noise of tractor operations, spraying, mowing, and general machinery derived activities.
- The olive processing, whilst limited to a couple of months every year is a noisy activity with pressing machinery operating for extended hours. There are now 3 dwellings and a BDZ within 60 metres of the olive processing plant and associated facilities.
- The waste from the olive processing creates an acrid stench which persists for most of the year. There are now 3 dwellings and a BDZ within 60 metres of the olive waste storage area.
- Livestock activities have an immediate impact on the clustered residences along the boundaries in terms of increased blow fly activity, challenging pasture management in wet conditions (mud/dung etc with associated offensive odours and visuals). Boundary fencing needs to be stockproof including electrification.

#### **Conclusion.**

**478 Hihi Rd** is set amongst existing low density residential developments with a number of other smaller lots yet to be developed. It is submitted that use of this property for low density residential use is more compatible with the surrounding environment than the current activity. It is therefore logical and consistent with existing adjacent residential activity that **478 Hihi Rd**, be designated a **Rural Residential** zone as planned for in the original Draft District Plan.

# Appendix 1



	Parcel
	Hydro
	Road
	Far North District boundary



Appendix 2: 478 Hihi Rd – Western Boundary.





Appendix 3A: Clustered Residential Development – Eastern Elevation.



## Appendix 3B: Clustered Residential Development – Western Elevation.

