



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:	IAN MICHAEL BRIDLE		
Company / Organisation Name: (if applicable)			
Contact person (if different):			
Full Postal Address:	P.O. Box 112		
	KERIKERI POSTSHOP, KERIKERI 0245		
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	022 190 2735		
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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)

1. [PART 2 – Strategic Directions](#)
2. [PART 3 – AREA-SPECIFIC MATTERS / ZONES / General Residential and Rural Residential Zones](#)
3. [PLANNING MAPS](#)



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

My submission is:

(Include details and reasons for your position)

My submission is to re-zone **The Ridge** from the proposed Rural Residential to General Residential. The proposed Rural Residential Zone for The Ridge is not appropriate or fit for purpose for the subject site location and individual Lot sizes.

Please see **Attachment 1** for details and reasons for my position.

I seek the following decision from the Council:

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

Amend the Planning Maps by changing the zoning from Rural Residential Zone to General Residential Zone for all properties accessed from The Ridge, Kerikeri 0230, being the land shown bordered red on the attached map (please refer **Attachment 2** of this submission).

S361.001

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)

J.M. Briede.

Date: *21/10/2022*

(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).

ATTACHMENT 1:

The reasons in support of my submission are;

1. STRATEGIC DIRECTION OF THE PROPOSED DISTRICT PLAN

Rezoning The Ridge to General Residential Zone is the most appropriate method for achieving the Strategic Direction and objectives of the proposed plan. These objectives are most relevant:

- a) **SD-UFD-02** calls for urban growth and development to be consolidated around existing reticulated networks within town centres, supporting a more compact urban form, affordability and providing for a mix of housing typologies. In all respects, rezoning of The Ridge meets this objective.
- b) **RRZ-01** is for the Rural Residential zone to be used predominantly for rural residential activities and small-scale farming activities. In fact, the properties on The Ridge are too small to support any practical farming activity, and the predominant use is inevitably residential. The Rural Residential zoning is therefore inappropriate here.
- c) **RRZ-03** is for RRZ land to be rezoned for urban development in the future. In the case of The Ridge, this objective can be realised by rezoning the land now. There is no reason to wait.
- d) **GRZ-01** provides for the General Residential zone to provide a variety of densities, housing types and lot sizes. The Ridge properties would add positively to the mix of densities, housing types and lot sizes comprising the General Residential Zone in Kerikeri.
- e) **GRZ-02** provides for the General Residential zone to consolidate urban residential development around available or programmed development infrastructure while reducing urban sprawl. The Ridge is immediately adjacent to the Kerikeri urban area, meeting this objective.
- f) **GRZ-04** is for General Residential zone where there is adequacy and capacity of available or programmed development infrastructure. All development infrastructure services are in place and available for connection to all Lots at The Ridge development, meeting this objective.

2. IMPERMEABLE COVER LIMITATION IS OVERLY RESTRICTIVE FOR THE RIDGE DEVELOPMENT.

The Rural Residential Zone does not allow for impermeable surface coverage to exceed 12.5% of total land area (rule **RRZ-R2**). Any impermeable coverage above 12.5% is a **Discretionary Activity**. By contrast, impermeable surface coverage up to 50% is allowed in the General Residential Zone (rule **GRZ-R2**).

The Lots within The Ridge development are relatively small (4001m²) and a sealed RoW constructed during subdivision development passes through most Lots. The RoW significantly impacts the impermeable surface coverage allowed for site development and improvement works. For example, the sealed RoW passing through Lot 19 (14 The Ridge) covers 9.3% of the total site area alone (374m² of the 4001m²). Subsequent site development of Lot 19 (construction of house, patio and driveway) has resulted in a total of 26.5% impermeable surface coverage to date. The 12.5% limit for impermeable surface coverage is overly restrictive and does not reflect actual land usage at The Ridge.

Rezoning The Ridge to General Residential would therefore enable better utilisation of the land, and better reflect actual land usage at The Ridge development.

3. AVAILABILITY OF ALL COUNCIL INFRASTRUCTURE SERVICES AT THE RIDGE.

In 2021 work was completed by United Civil Construction to make the Council reticulated sewerage system service available for connection to all Lots at The Ridge. There is now adequacy and capacity of all Council development infrastructures available at The Ridge, satisfying the requirement of **GRZ-04** of the General Residential Zone.

4. GEOGRAPHICAL CONSIDERATIONS (PLANNING MAPS).

Under the current PDP the Residential Zone stops at 310 Kerikeri Road on the North-Western side of Kerikeri Road. This is approximately 300 meters from Kerikeri CBD. On the South-Eastern side of Kerikeri Road, the Residential Zone extends all the way to 377 Kerikeri Road. This is approximately 1 km from the CBD.

This zoning discrepancy on either side of Kerikeri Road does not make sense geographically, or align with the Council's Strategic Direction for the Kerikeri urban area which is stated to be the management of urban growth integrating existing and future infrastructure, providing sufficient land, or opportunity to meet growth demands for housing and business. Considering the very close proximity of The Ridge to Kerikeri CBD (approximately 350m), zoning The Ridge development as General Residential aligns with the stated Strategic Directions of the PDP.

Attachment 2: Planning Map showing the The Ridge development bordered in red.





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

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 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 no independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

SUBMISSION NUMBER