

## ReZoning

Hi to the commissioners and staff. Thank you for making time for me today.

My name is Fiona King. I am a partial retired farmer and in the process of succession planning with my children in dairy, beef and horticulture. I have had to move off the farm to a small town of Awanui.

I have lived rurally all my life, on an isolated island and in the far north and I care deeply about our rural communities and our rural communities and the wellbeing of farmers and farming families. It is not easy to be a farmer these days.

The costs of farming have increased hugely and the hardest part of all has been the huge increase in regulations both from councils and central government.

Farmers must make enough money to live on, and they shouldn't have to be specialists in planning or finance to making a living, however that it what it now feels like. There are so many different regulations that are that are being heaped onto the farming and rural section, and it is pushing young people to not carry on farming and now limiting succession planning for older farmers that are retiring.

I would like to see the far north district council support our rural communities as much as possible, especially with our district plan rules, to make them as permissive as possible, to encourage the use of rural land and to not create more barriers to being a rural person in the far north.

I am here today to tell you about utilising existing infrastructure. All have good connections to town boundaries.

The Regional Policy Statement says FNDC needs to make efficient use of the existing infrastructure.

I believe 70% of the district is zoned General rural; to grow our town we need to make use of the infrastructure, and this requires some zoning changes.

More urban or rural residential zones need to be introduced.

### **Wireless road 1. See maps 1a to 1 d**

Wireless road characteristics has already changed from a rural environment to include schools, playcentres, Bus depots for tourists and schools, welding businesses, storage sheds, Butchers.

Wireless road is also the main Top Energy distribution lines from the solar farm, and possible town water- potable or non-potable from the bores at Sweetwater for the Triboard mill. All of this being industrial, commercial or urban use.

Wireless road and the beginning of Bell Road have all town services available, town water, sewage scheme. Tar seal roads.

60 km intersection with the state highway 1 and 30km speed limit at the school.

The water and sewage scheme continues to approx. 1 km north of the wireless road on the state highway one.

Change to urban / industrial

### **Awanui Township bridge to Dick Smith Loop Road - see maps 2 to 2c**

From the bridge on state highway one north is not in the flood plain.

This area should be rezoned from rural production to urban and industrial

It has the services of town sewage, footpaths, street lighting, schools and 50km road limits.

Change to residential

**Kaitaia see maps 3 to 3c**

The residential area boundaries have been limiting development. They need to change or be extended.

Development has increased into the rural production zones already. See behind the Kaitaia intermediate, Taupata place and Kohuhu street that come off North Road.

This area is putting pressure on Rural land drainage for their stormwater, having open drains around housing – apparently allowed as it is zoned rural production.

It is either one or the other. Should not be able to use both zoning when developing residential housing.

Change to residential zone.

(1A)

Wileless  
Road  
Kaitia

Banks  
served by  
town water  
+  
sewer.

X 16 zone  
to urban

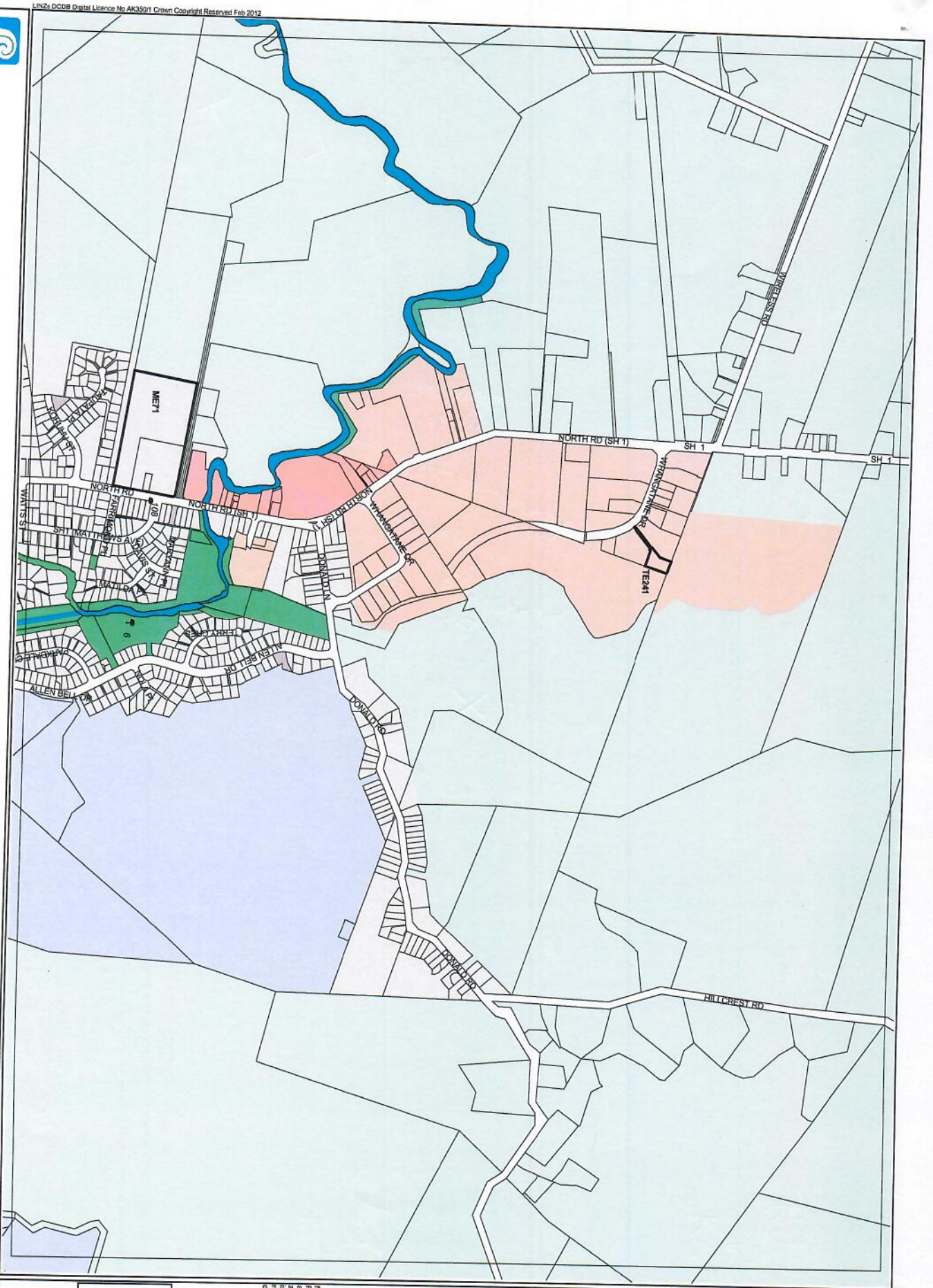




# Far North District Plan - Zone Maps



0 200 400 600 m  
Scale 1:10,000



## Zone

- Conservation
- Commercial
- Industrial
- Lakes and Rivers
- Residential
- Recreational Activities
- Rural Living
- Rural Production
- Road
- Designations
- Notable Tree

Note:  
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is the centre line of the road, or where unformed, the centreline of the legal road.

18	71	19
	72	

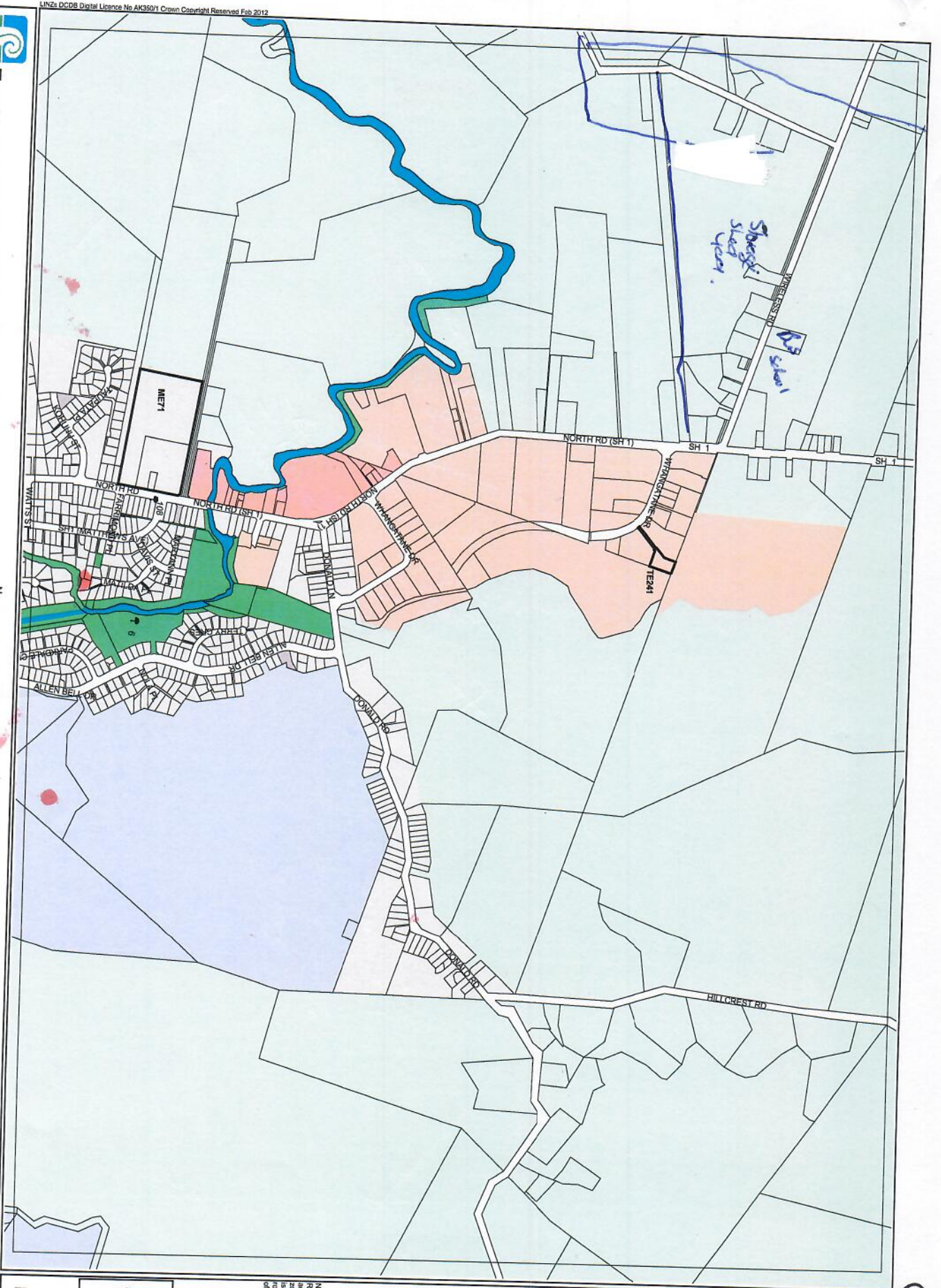
Map Index  
Map 71

KAITIAKI NORTH

## DISCLAIMER

Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the Far North District Council cannot accept any responsibility for such errors and omissions.

## Far North District Plan - Zone Maps



**DISCLAIMER**

Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the Far North District Council cannot accept any responsibility for such errors and omissions.

**Note :-**  
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the former road, or where uniformed, the centreline of the legal road

Should  
be  
pulling  
o' residents  
Served  
by  
sheet light  
savage  
~~late~~  
from make

**Zone**

- Conservation
- Commercial
- Industrial
- Lakes and Rivers
- Residential
- Recreational Activities
- Rural Living
- Rural Production
- Road
- Designations
- Notable Tree

Map Index  
**Map 71**  
**KAITIARA NORTH**

18

71

--	--

**KAITAIA NORTH**

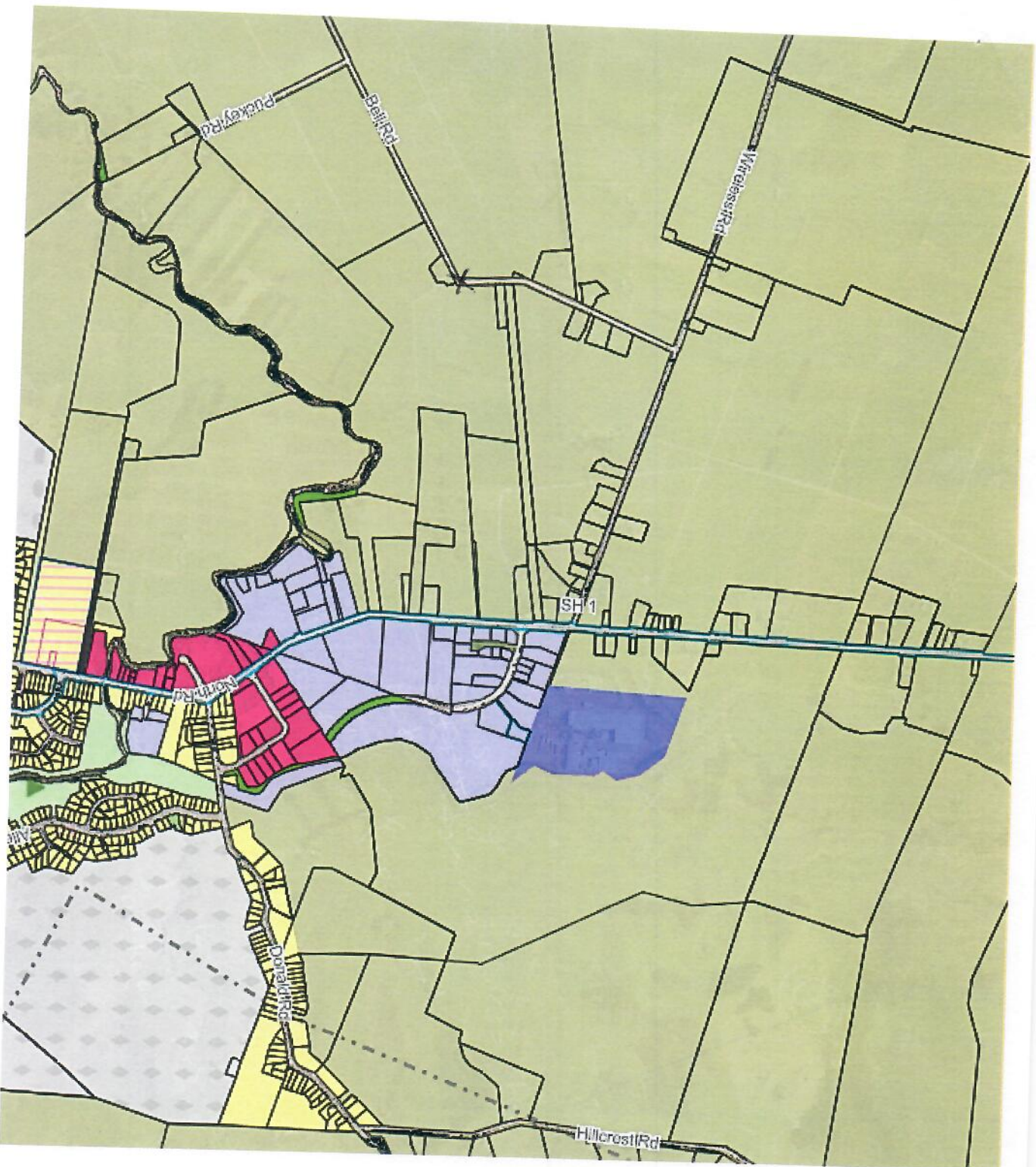
Zone 3 (ID)

Wireless | Bell  
Road..

Rural Production  
Zone

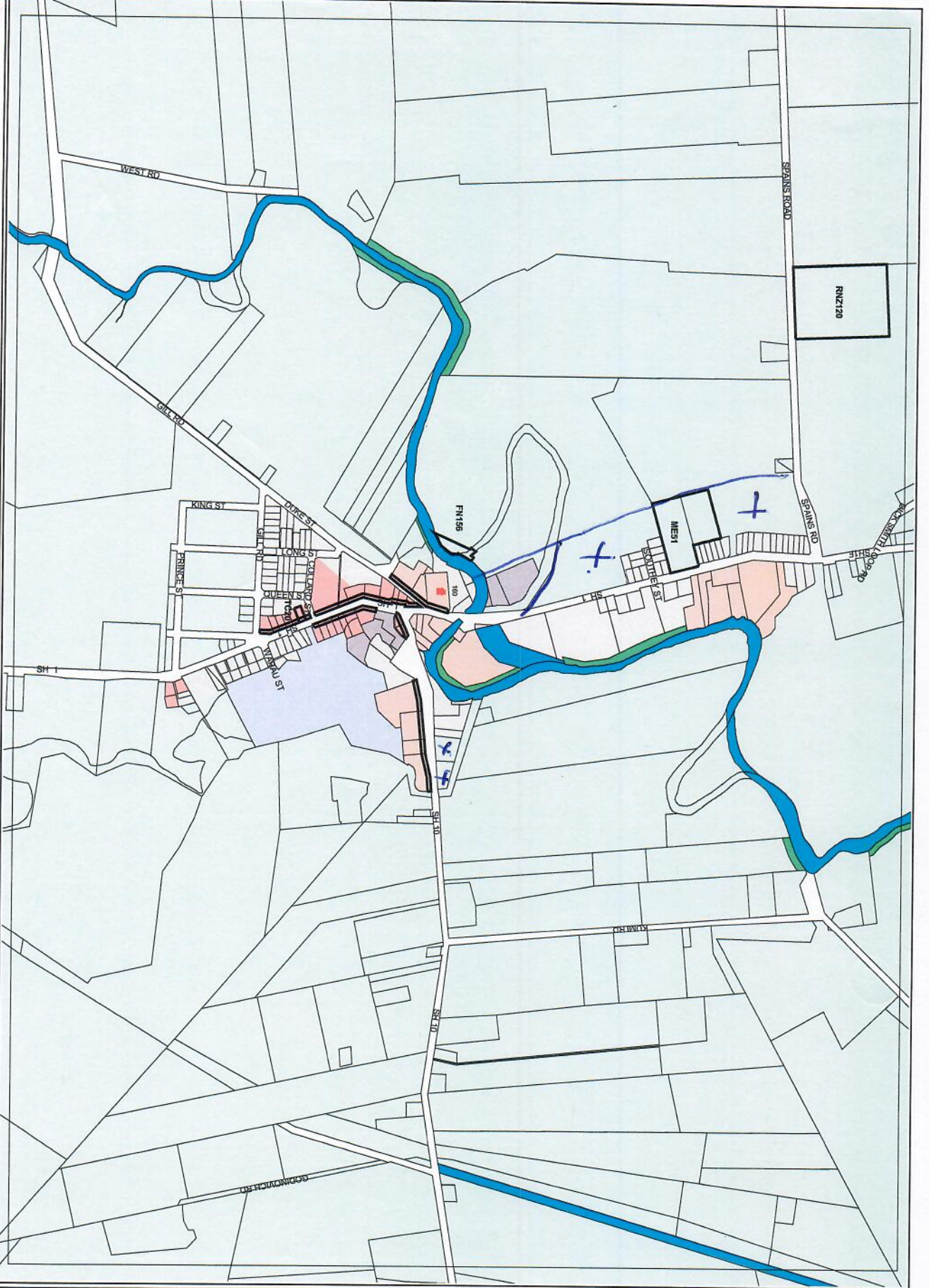
Should be cheap  
town  
Served by Sewage  
& water supply

Wireless Road  
Bell Road to car.  
Awarui Straight St. 1





# Far North District Plan - Zone Maps



0 200 400 600 m  
Scale 1:10,000

**Zone**

- Conservation
- Commercial
- Industrial
- Lakes and Rivers
- Residential
- Recreational Activities
- Rural Living
- Rural Production
- Road
- Designations
- Pedestrian Frontage
- Historic Site

**Map Index**

13	66	14
18		19

**Map 66**  
**AWANUI**

*Handwritten notes:*

X should be rural living residential as it's served by sewerage. footpaths. Street lighting sewage.

**DISCLAIMER**

Considerable care has been taken to avoid errors and omissions, and the Council does not accept any liability for any errors or omissions. However, even with the greatest care inaccuracies may occur and therefore the Far North District Council cannot accept any responsibility for such errors and omissions.

Note: Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the frontage of the legal road.

*Severed by sewage*

*Queen*



(2A)

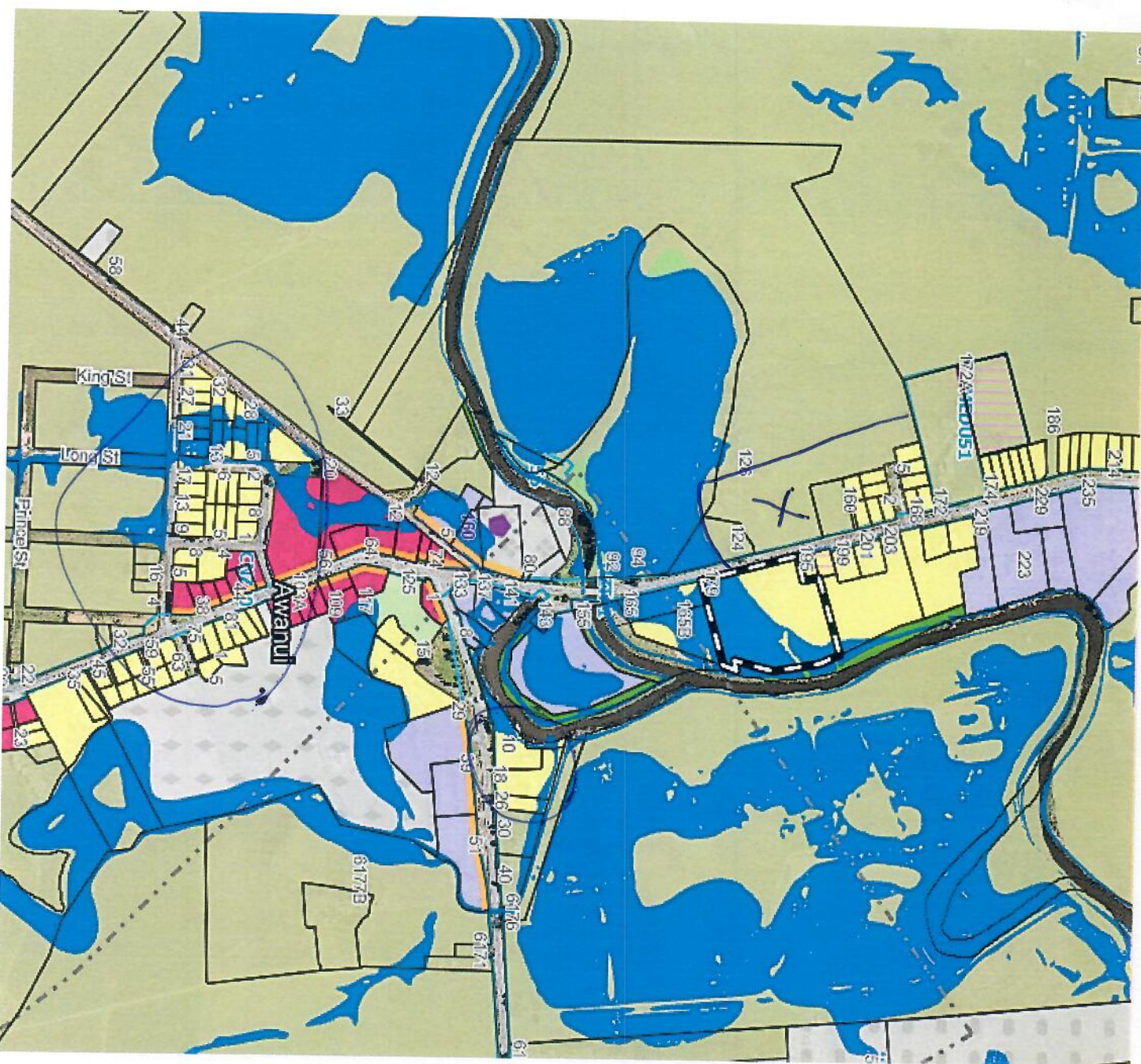
Awanui  
—  
X 1e zone  
no residential

Flood Hazard  
map

Duonui

X - where zoning  
should change.  
not in flood zone.

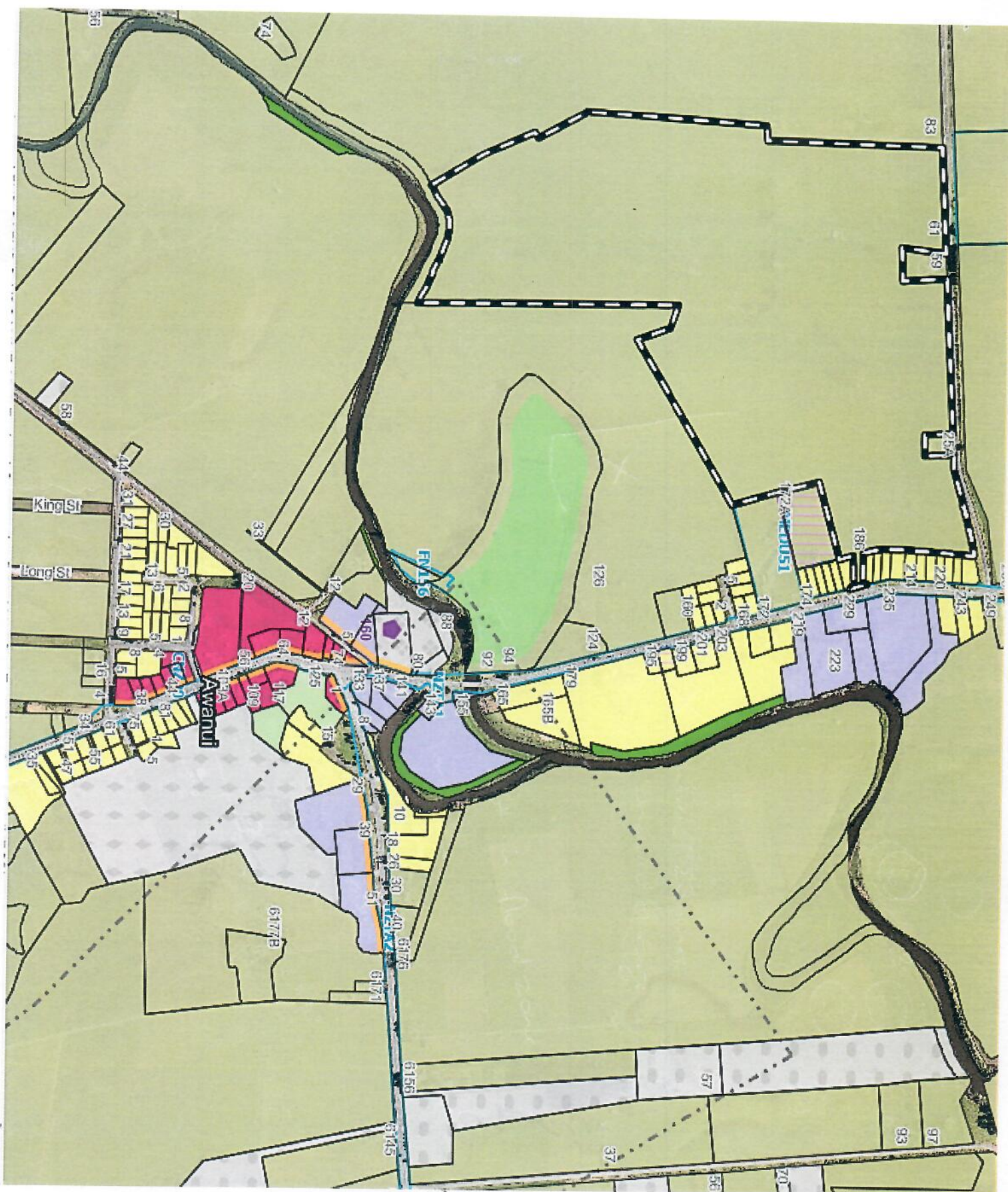
Why Duonui house  
& park not identified  
as flood hazards.



(2c)

Zoning

Awanui township  
right side of  
road - Private  
left side not  
But should  
be.  
all secured  
by town  
by street  
footpaths



Kaitiaki. ①  
rural produce  
already in  
urban housing

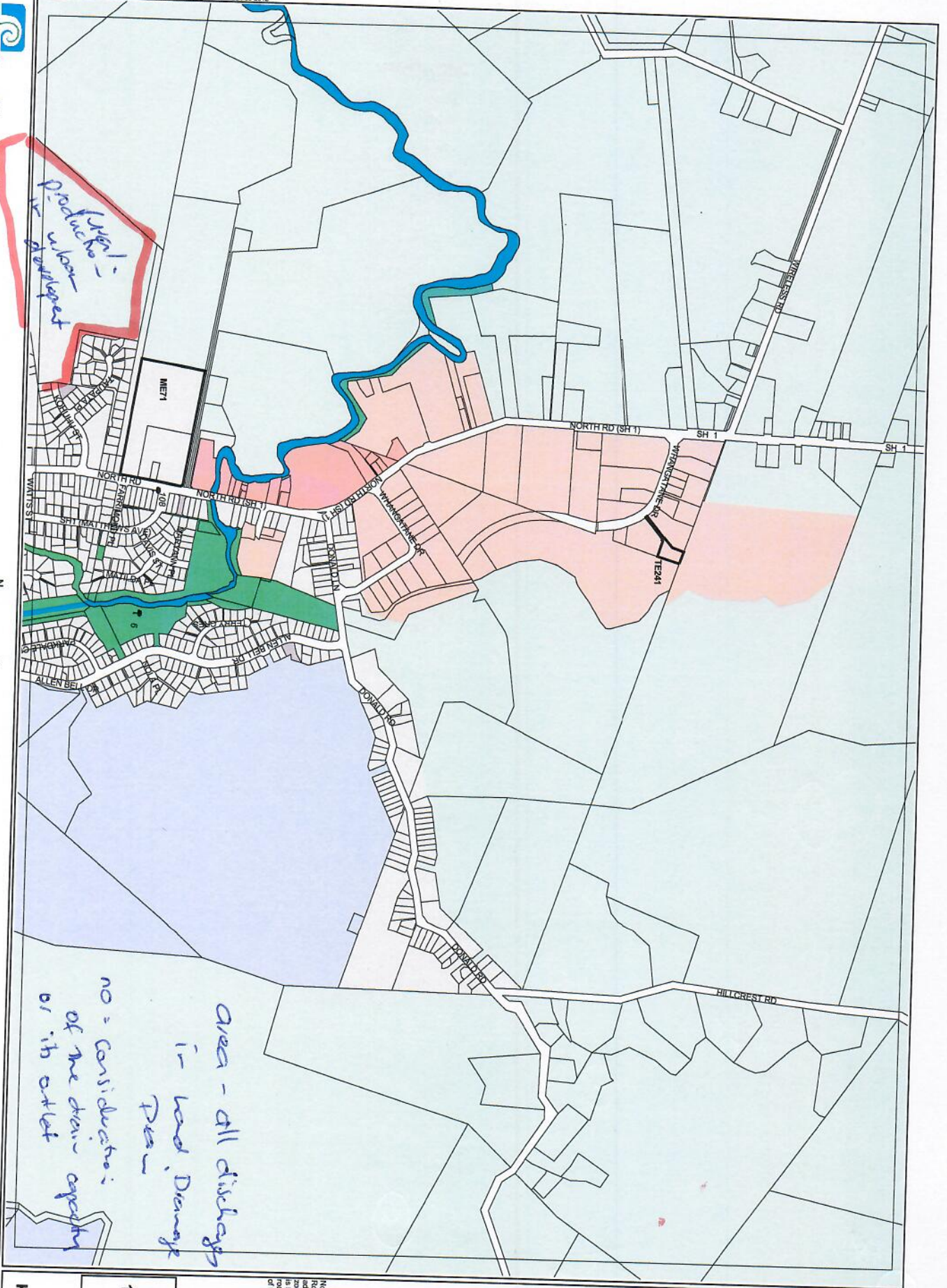




# Far North District Plan - Zone Maps



Scale 1:10,000  
0 200 400 600 m



Area - all displays  
in road, Drains  
Plan  
no - consideration  
of the drain capacity  
or its outlet

18	71	19
	72	

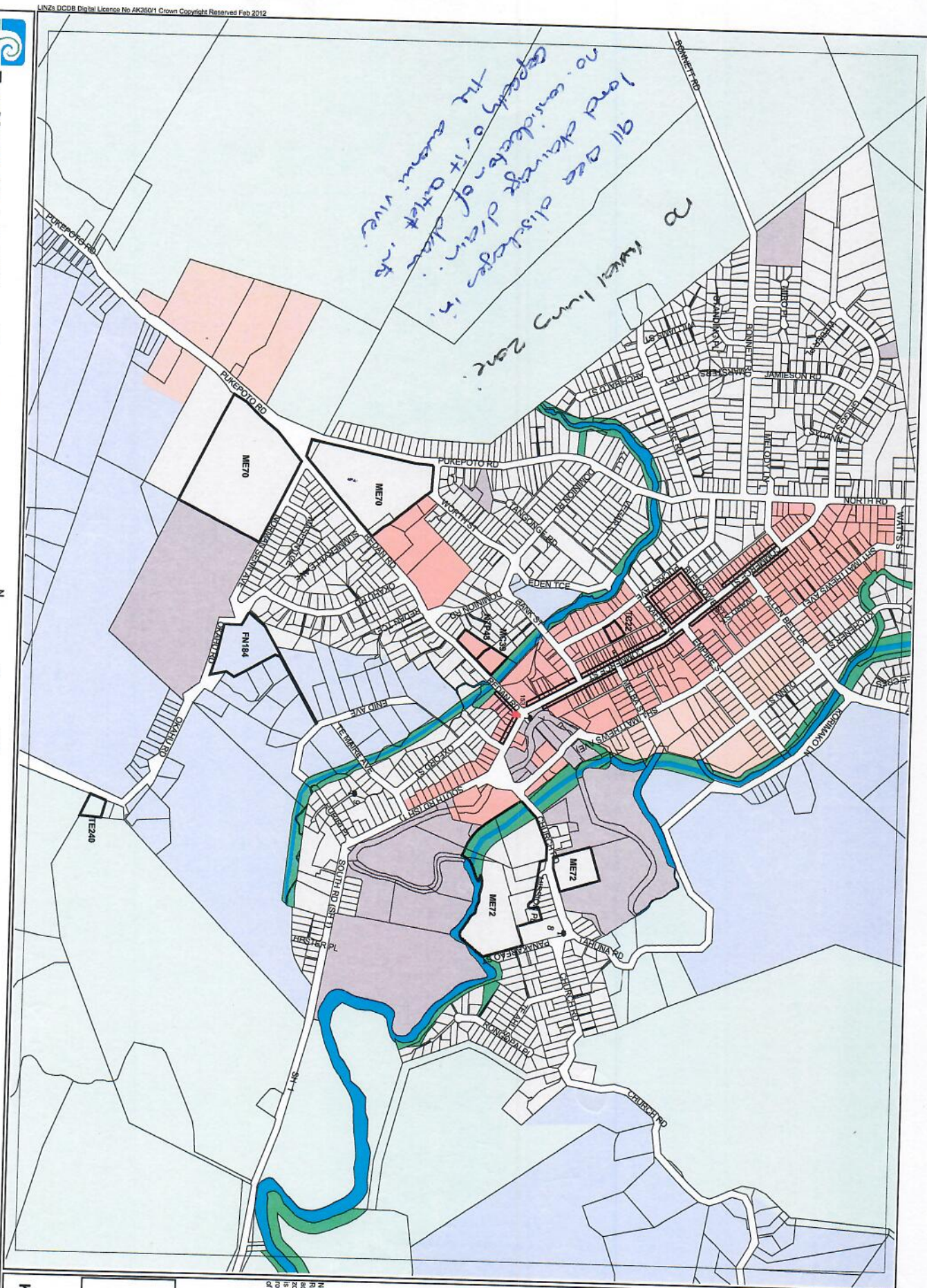
Map Index  
Map 71  
KAITIAKI NORTH

**DISCLAIMER**  
Considerable care has been taken to avoid errors and omissions, and the latest information has been included in this map. However, even with the greatest care inaccuracies may occur and the Far North District Council cannot accept any responsibility for such errors and omissions.

**Note:**  
Routes carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is the centre line of the road, or where indicated, the centre line of the legal road.

- Zone**
- Conservation
  - Commercial
  - Industrial
  - Lakes and Rivers
  - Residential
  - Recreational Activities
  - Rural Living
  - Rural Production
  - Road
  - Designations
  - Notable Tree

## Far North District Plan - Zone Maps



Hand-drawn map of the 'Flooded Living Zone'. The map shows a grid of streets and a large area labeled 'Flooded Living Zone'. Handwritten notes in blue ink are present:












- Top right: 'BOWMETT' (partially visible)
- Top center: 'no. consideration of drain' (written vertically)
- Top left: 'the sewer river' (written vertically)
- Center: 'all are discharges in' (written vertically)
- Bottom left: 'Flooded Living Zone' (written vertically)
- Bottom right: 'a' (written vertically)

Katkins  
(2)

**Note :-** Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the former road, or where unformed, the centreline of the legal road

Zone



-  Conservation  
 Commercial  
 Industrial  
 Lakes and Rivers  
 Residential  
 Recreational Activities  
 Rural Living  
 Rural Production  
 Road  
 Designations  
 Pedestrian Frontage  
 Historic Site  
 Notable Tree

Map Index  
**Map 72**  
**KAITIARA SOUTH**

**KAITIĀIA SOUTH**

**DISCLAIMER**

Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the Fair North District Council cannot accept any responsibility for such errors and omissions.