

Date: 22nd September 2025

RE: Submission on the Proposed Far North District Plan 2022

1. Submission Details

Submission Number: S582

Hearing Number: 15C

Hearing Date and Time: Monday, 29 September, 1:00 pm

Hearing Venue: Okorihi Marae, 34 Te Iringa West Road, Kaikohe

To: Commissioners Robert Scott (Chairperson), Alan Watson, Felicity Foy, and Steve McNally

Submitter:

Name: Gabriele Pfaender

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Wish to be heard: I confirm that I wish to be heard in my personal capacity as the landowner and not an expert witness, in support of this submission at the above hearing.

Trade Competition Statement: I could not gain an advantage in trade competition through this submission.

Decision Sought: That the Far North District Council rezone the land at 97 Okahu Road, Kaitaia (outlined in red on the attached map and described in this submission) from Rural to Residential in the Proposed District Plan 2022.

2. General Statement

I am directly affected by the Proposed Far North District Plan, as it includes the land at 97 Okahu Road, which I own. I am seeking to have the zoning of this land changed from Rural to Residential. The current Rural zoning no longer reflects the intended use of the land. The land directly adjoins other residential properties and is situated within the urban area of Kaitaia.

This land already benefits from direct access to a road and is surrounded by properties that have access to mains water, wastewater, and electricity. The rezoning of this small parcel of land would enable it to be developed in alignment with the surrounding residential area, which is already well-served by local infrastructure.

Importantly, the land is located on a hillside, above any flood plain and outside of identified tsunami hazard areas. This makes it a safe and resilient location for future housing development, particularly in the context of climate change and the increasing risks of flooding and coastal inundation. Rezoning this land for residential use would therefore contribute to the Council's goals of ensuring climate-resilient urban growth.

My intention is to subdivide this land into affordable sections for personal housing within Kaitaia. There is currently a high demand for smaller, affordable residential sections in the area, and this rezoning would directly help address the housing shortage while supporting sustainable and resilient urban growth.

The **purple box** indicates the specific area of land I wish to have rezoned. The **red outline** shows the entire parcel of land I own. As demonstrated in photo 1, the land to be rezoned directly adjoins existing residential properties, making it a suitable location for residential development within the urban area of Kaitaia. This area is also in close proximity to essential services, including schools and health services, making it a suitable and sustainable location for new residential development. Rezoning this land to Residential would help meet the demand for housing in Kaitaia while aligning with both existing urban development and long-term climate resilience.



Photo 1: Red outline indicates the land I own, purple area indicates the residential houses already present and the land I wish to rezone.

3. Assessment of Environmental Effects

The rezoning of the land at 97 Okahu Road from Rural to Residential will have minimal adverse environmental effects due to its location within the existing urban boundary of Kaitaia. The land directly adjoins other residential properties and is well-served by established infrastructure, including access to mains water, wastewater systems, and electricity.

A new access road, which was originally planned when the surrounding residential properties were developed, will connect the land to the main road. This main road is part of a 50 km/h speed zone and is located between two residential properties. The access road will provide good visibility for vehicles turning in and out, ensuring safe entry and exit from the site.

The effects on the local environment are expected to be positive for several reasons:

- **Climate Resilience:** The land is located on a hillside, outside of flood plains and tsunami hazard zones. Development here will not increase exposure to natural hazards, and instead supports the Council's objectives of directing growth to safe and resilient locations.
- **Efficient Use of Existing Infrastructure:** The site is already within reach of mains water, wastewater, and electricity networks, as shown in Photos 2–4. No new infrastructure will be required, reducing both environmental impact and cost to ratepayers.
- **Housing Supply and Community Benefit:** The proposal is for the land to be subdivided into affordable residential sections for personal housing. This will directly contribute to addressing the acute housing shortage in Kaitaia, particularly for smaller and more affordable homes. By providing new housing in a well-located and serviced area, the development will strengthen the social and economic fabric of the community.
- **Integration with Surroundings:** Because the site adjoins existing residential properties, the character of the area will remain consistent. Development will not create an isolated pocket of housing but will form a natural extension of the established residential neighbourhood.

In summary, the environmental effects of this rezoning are negligible, while the positive outcomes — increased housing supply, climate-resilient development, and efficient use of existing infrastructure — strongly outweigh any potential adverse impacts.

Date: 22nd September 2025



Above: Photo 2 – Light blue area indicates potable water supply.



Photo 3: Area outlined in red shows existing council sewage network.

Date: 22nd September 2025



Photo 4: Area outlined in red shows existing council sewage network.

4. Statutory Considerations and Relevant Policies

This submission is made in accordance with the **Resource Management Act 1991 (RMA)** and the **Far North District Council's Proposed District Plan 2022**.

The request for rezoning the land at 97 Okahu Road from Rural to Residential is consistent with, and gives effect to, the following relevant policies and objectives:

- **Urban Development and Growth Management:** The land is located within the existing urban boundary of Kaitaia, an area identified for accommodating residential growth. Rezoning will allow this land to be developed in a manner that consolidates urban form, avoids sprawl, and makes efficient use of land within the township.
- **Housing Supply and Affordability:** There is a well-documented shortage of smaller, affordable residential sections in Kaitaia. My intention to subdivide the land into affordable sections for personal housing directly supports the Council's strategic goals of enabling greater housing choice and improving community well-being.
- **Infrastructure and Services:** The site has direct access to existing infrastructure, including water, wastewater, electricity, and road connections. Rezoning will enable efficient use of this infrastructure without requiring additional investment by the Council or ratepayers, aligning with the principle of sustainable and cost-effective urban development.
- **Resilience and Climate Change Adaptation:** The land is on a hillside, above flood plains and outside identified tsunami hazard zones. This ensures that future residential development will be located in a safe and climate-resilient area, in line with Council's objectives to reduce exposure to natural hazards and adapt to the effects of climate change.
- **Community Well-being and Accessibility:** The proposed rezoning will contribute to the social, economic, and cultural well-being of the community by increasing the supply of affordable housing in close proximity to essential services such as schools, healthcare facilities, and retail centres. This is consistent with the sustainable management purpose of the RMA and the Council's wider policy framework.
- **Environmental Effects:** No significant adverse environmental effects are anticipated, as the land already adjoins existing residential properties and is serviced by established infrastructure. The rezoning aligns with the Council's sustainability objectives and minimises environmental impacts by directing growth to an appropriate, well-serviced urban location.

This submission therefore seeks to ensure that the land is developed in a way that is consistent with the RMA, the Proposed District Plan 2022, and the Council's strategic priorities of sustainable, resilient, and affordable urban growth.

Date: 22nd September 2025

5. Conclusion and Request

In conclusion, I respectfully request that the Far North District Council approve the rezoning of the land at 97 Okahu Road, Kaitaia, from Rural to Residential.

This rezoning will:

- Enable the subdivision of the land into **affordable residential sections** for personal housing, directly addressing the urgent demand for housing in Kaitaia and supporting community well-being.
- Support **climate-resilient urban growth**, as the land is situated on a hillside, outside of flood plains and tsunami hazard zones, making it a safe and sustainable location for development.
- Make **efficient use of existing infrastructure**, including water, wastewater, electricity, and roading, avoiding additional costs to Council and ratepayers.
- Integrate seamlessly with the existing urban area, as the land directly adjoins other residential properties and is within close proximity to schools, healthcare, and community facilities.

For these reasons, the proposed rezoning represents a positive, practical, and forward-looking decision that aligns with the objectives of the Resource Management Act 1991 and the Proposed District Plan 2022.

I confirm that I wish to be heard at Hearing 15C on Monday, 29 September, at 1:00 pm at Okorihi Marae, and I am willing to provide further clarification or information as required.

Thank you for your time and consideration of this submission.

Gabriele Pfaender