

District Plan Submission

I am here to convince you that the FNDC needs to include the land drainage into the district plan.

I was disappointed to say the least to see that the Planners Recommendation was to reject this. The North was developed into pastoral land by hand with enormous amount of manual labour digging drains, clearing land of scrub, gorse, tea tree etc, extracting of kauri and bush logs. People of All nationalities were involved. Hence our large multi-cultural race. In the north. A lot of land was allotted out by the Government after the Wars to give people a start in life. They worked hard to clear this and make a home and the challenges/ commitment's that they made to clear the land.

For me it is very disappointing to watch and observe that hard earned land being allowed to revert into scrub, gorse and people not being able to live off their land as they did in the past. The digging of the Awanui river, its tributaries and channels, made it possible for boats to sail up to Kaitia/ Awanui to deliver stores and take away produce. This was mostly done by hand and shovel. Young people of today would have no idea of this type of physical work or to be able to follow in their footprints.

We should all be very grateful and enjoy the benefits of their hard labour and our easier lifestyle. The Land drainage schemes established way back in the early 1900, s has enabled the development of the productive land of the Te Hiku ward -Kaitia, Ahipara, Awanui, Waipapa, Lake Ohia, Motutangi, Houhora, Aurea, Herekino just to name a few. Drainage played a major and integral part in the establishment of the rural farming, Horticultural and our regions development.

The lands & survey blocks on the Kaitia to Awanui flats were all developed in this way. Now these very productive farms have been transferred to Te Rarawa and Nga Takoto This country -NZ - relies upon agriculture and horticulture for a large amount of export dollars.

Drainage Schemes

We have Five drainage districts /Area in our Te Hiku ward, Herekino- which has not been operating for the past 40 years but is still recorded in FNDC records.

Motutangi – the furthest north agricultural area but in the last few years has seen large development of horticultural /avocados orchards, increased drain connection without approvals of FNDC. It drains into the mouth of the Houhora harbour. Waiharara - which drains into the waiparera stream in the Rangauunui harbour Also has large avocado orchard development increased drain connections.

Kaikino - which drains into the upper reaches of the Awanui harbour into the Kaikino River. Also has large Avocado development, increased drains and flows without approval from FNDC. All this development has not been considered by FNDC, increased drainage of land and alterations of the scheme has continued without approval of FNDC. Hence the need to be included in the district plan.

This type of land development needs to be considered by FNDC, and rules applied at subdivision stages earth works or building consent, and this is why the Land Drainage schemes need to be in the plan There is too much focus on ecology, wetlands and not enough on productivity which this country needs.

Lastly Kaikato - which is the largest of all the Land Drainage areas with just under 10,000 hectares and 112 kilometres of FNDC County registered main drains. This does not include any farm drains (private) that would be connecting into these main drains which would be at least another 1000 kms.

Kaitia drains into the Awanui river, Whangatangane spillway, Awanui harbour at a few places. ie Paparore, Waipapakauri, Awanui township, Kaitia Lake bed, Ahipara stream. KAITIA scheme is linked or intertwined with the Awanui Flood protection scheme run by NRC. Both schemes interlink at certain points.

Financial Situation

The Land Drainage schemes are fully recognised by FNDC, rated as a targeted rate which means monies are collected by FNDC and kept in its own accounts. Monies can only be used for the scheme's maintenance of these assets. Rates must be approved each year by FNDC and adopted into the Annual plans. Each area has Formal Committees of FNDC and operates under the Te Hiku Community Board. They have their own agenda and financial reporting. Rate demand shows the cost charged to ratepayers is quite high @ \$ 12.00 per ha

Land Drainage is not part of the FNDC Three waters but does have a link with urban stormwater. BUT Kaitia and Awanui townships rely on the drainage scheme assets to deliver their stormwater from urban streets, through drainage channels/ drains to outlets like the Awanui river.

Urban spread is happening all the time and abuses the Land Drainage assets and rural land using it as a dumping ground or relief valve at rural landowner's expenses. The land drainage drains are open drains, no piping like urban stormwater. As urban sprawl happens a lot of the open drains are left open and not removed from the land drainage assets and added to the urban stormwater maintenance. e.g. Matthews outlet behind the intermediate school and development of housing behind the Northerner. See photo

All floodgates and stop banks entering the Awanui river have been transferred from FNDC to NRC in a memorandum of understanding back in 2003.

We ALL must Remember that when the rivers are in high flow, the flood gates will close on the river or outlets, no water will flow out. Land behind the gates will have to hold stormwater for its

catchment area until such time as the gates open as the river levels recede. In Kaitia and Awanui that can be 24hrs sometimes more. Flooding in houses, streets and roads will happen. Now we have the RMA, Land Drainage act 1908, Local Government act and FNDC

Land drainage Bylaws 2019 .

FNDC has been very lack in administering these which has caused a lot of issues that could be better addressed at the building, subdivision, consent stages.

The main issues

No buildings within 10 meters of the drainage channel. A Machine needs to walk/drive the drains on an annual basis to spray or clean the slumps/ weed out.

Too many times, FNDC is allowing Building to be consented within these 10 metres. Set back. see. housing developments.

Remember a digger needs enough room to walk, swing, reach into the channel and deposit weeds off the walking track hence the 10-metre rule.

Vegetation – no planting within 5 metres of the drain edge, and only low-level plants that won't restrict water flow.

No planting of trees – as they grow and fallen limbs branches etc can block the water flows and create flooding. Hence the 10-metre rule to get a digger in there.

All drains need to be fenced to keep stock out so not to damage the banks or base of the drain.

Increased flow or Additional drains flowing into existing drains need to be managed. The capacity has to be calculated for the catchment and the outlet. It may mean the drain and outlet should be increased to in size thus requiring a consent to do so.

Development needs to happen, but the stormwater plan needs to consider retention, piping and the capacity of the drain to it outlet so not to flood farmland who are paying land drainage rates.

Definitions of Drains

To keep the water table below the land surrounding it.

Land drainage areas are not new, created years ago to improve our district economy. Kaipara has 40 odd Land Drainage areas. FNDC is lucky they only have 4. Which they are struggling to manage.

Critical

A drain needs to be cleaned from the top(headlands)to the outlet either a river or harbour. You cannot have someone decide not the clean part of it hence why it is a drainage district with rules.

Best way is for Drainage water to get to the river outlets before the flood waters from the upper catchment.

I ask you to please, please, reject the Planner recommendation and include Land Drainage within the FNDC Proposed District plan

Thank you for listening

Fiona King Chairperson of the Kaitaia Drainage area

Chairperson of the Waharara/Kaikino Drainage area.

L J King Ltd

Leah Frieling-

4/13/25, 8:21 AM

DRAINAGE RATING = on Dairy farm.
Rating information database | Far North District Council

Rate Information Database last updated : 11/04/2025

Property Details for Valuation: (

Property Address

Current Legal Description : LOT 1 DP 420043 LOT 1 DP 30733 LOT 1 DP 125985 LOT 4 DP 30240 LOT 2 DP 314647 LOT 2 DP 212059 PT LOTS
Title References : CT-57935, NA-138C/590, NA-4D/230, NA-3D/463, NA-4C/815, NA-958/41, NA-102D/472, NA-107C/798, NA-12

Values for Property ID : 3354186

Code	Type	Value
CV	Capital Value (\$)	11230000
DAA	Kaitia Drainage	3829021
IV	Improvement Value (\$)	2330000
LA	Land Area (sq metres)	3829021
LV	Land Value (\$)	8900000
NRC-DR-A1	NRC Drainage Area A1 (sq metres)	3235151
NRC-DR-F	NRC Drainage Area F (sq metres)	593870

Rateability : Rateable

Land Use : 11 - Primary Industry-Dairying

Section 20-20A Local Government (Rating) Act 2002 - Rating units in common ownership

Main assessment : None

Linked assessment(s) : None

Nature of Improvements: 4 Dwelling Fencing Other Buildings Other Improvement

Rates for 2026 for rate assessment : 5011037

Rate Type	Type	Value	Rate or Charge	Amount
Stormwater Public Good Rate	Rating Unit 1			10.00
Sewerage Public Good	Rating Unit 1			15.00
Water Public Good	Rating Unit 1			15.00
Roading Rate Uniform Rate	Separate Part 4	100.00		400.00
Roading Rate Dairy Differential	Land Value 8900000	0.00022420		1,995.38
General Rate Uniform Annual General Charge	Separate Part 4	450.00		1,800.00
Ward Services Rate Te Hiku Differential	Separate Part 4	481.40		1,925.60
General Rate General Differential	Land Value 8900000	0.00336180		29,920.02
Kaitia Drainage Area Rate	DAA 3829021	0.00159900		6,122.60
NRC Council Services Rate	Separate Part 4	199.32		797.28
NRC Pest Management Rate	Separate Part 4	94.24		376.96
NRC Flood Infrastructure Rate	Separate Part 4	41.72		166.88
NRC Emergency and Hazard Management Rate	Separate Part 4	57.94		231.76
NRC Regional Rescue Services Rate	Separate Part 4	8.88		35.52
NRC Sporting Facilities Rate	Separate Part 4	16.10		64.40
NRC Far North Transport Rate	Separate Part 4	8.57		34.28
NRC Economic Development Rate - Far North District	Land Value 8900000	0.00002890		257.21
NRC Awanui River Management Rate A General	NRC-DR-A1 3235151	0.00224000		7,246.74
NRC Awanui River Management Rate F General	NRC-DR-F 593870	0.00007300		43.35
NRC Awanui River Management Rate Rural Indirect	Separate Part 4	10.91		43.64
NRC Land and Freshwater Management Rate	Land Value 8900000	0.00028840		2,566.76
Total Years Rates				54,068.39

FNDCL total \$36081.00
K DRAINAGE

NRC river

total
\$17987.39.
\$54068.39.

TARGETED

LTP 2024/25

	GST Incl Amt	Rate	Rate
<u>Kaikino</u>	\$ 10,237		
Kaikino A		\$ 13.00	\$11.46
Kaikino B		\$ 6.50	\$5.73
Kaikino C		\$ 2.21	\$1.91
<u>Kaitaia</u>			
Kaitaia Drainage	\$ 130,862	\$ 13.99	\$12.47
<u>Motutangi</u>	\$ 42,599		
Motutangi A		\$ 42.98	\$0.00
Motutangi B		\$ 21.49	\$0.00
Motutangi C		\$ 7.31	\$0.00
<u>Waiharara</u>	\$ 9,357		
Waiharara A		\$ 15.01	\$20.96
Waiharara B		\$ 7.51	\$10.48
Waiharara C		\$ 2.55	\$3.50

2071 ha.

9473 Lm

2450 ha

1224 ha



Far North District Council
To Kaurihera o Tai Tokerau ki te Raki

Far North Maps

Matthews outfall



Projection NZTM2000, Datum NZGD2000. Scale 1:9,028



DISCLAIMER:
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Northern Drainage Area Proposed Drainage Area Boundaries October 2003



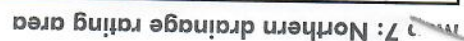
Scale 1:40,000 @ A2

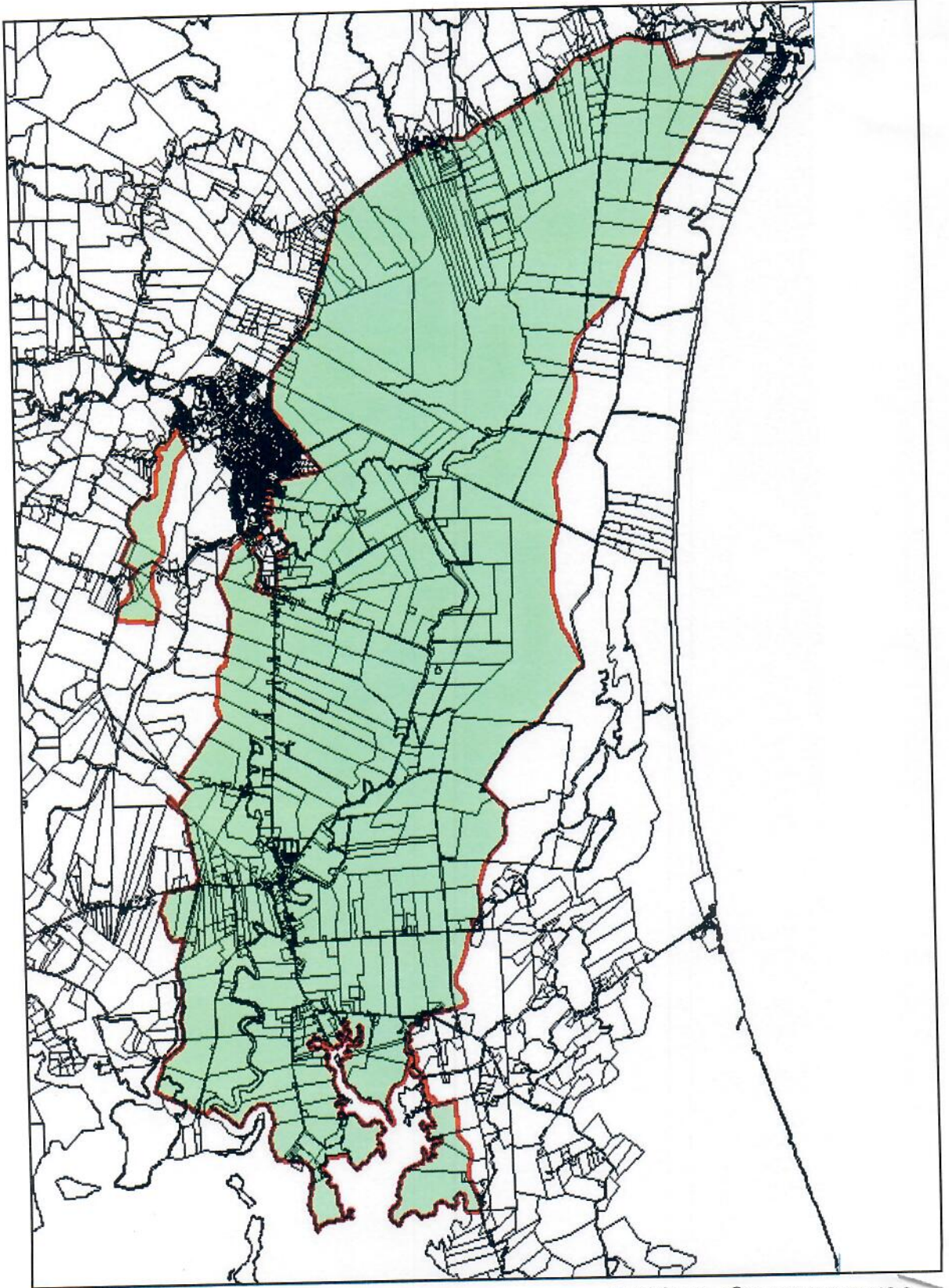
Appendix C
This does not constitute a contract
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Legend

- Proposed Rating Areas
A
B
C
- Catchment Boundary
- Sub Catchment Boundary
- Maintained Drains







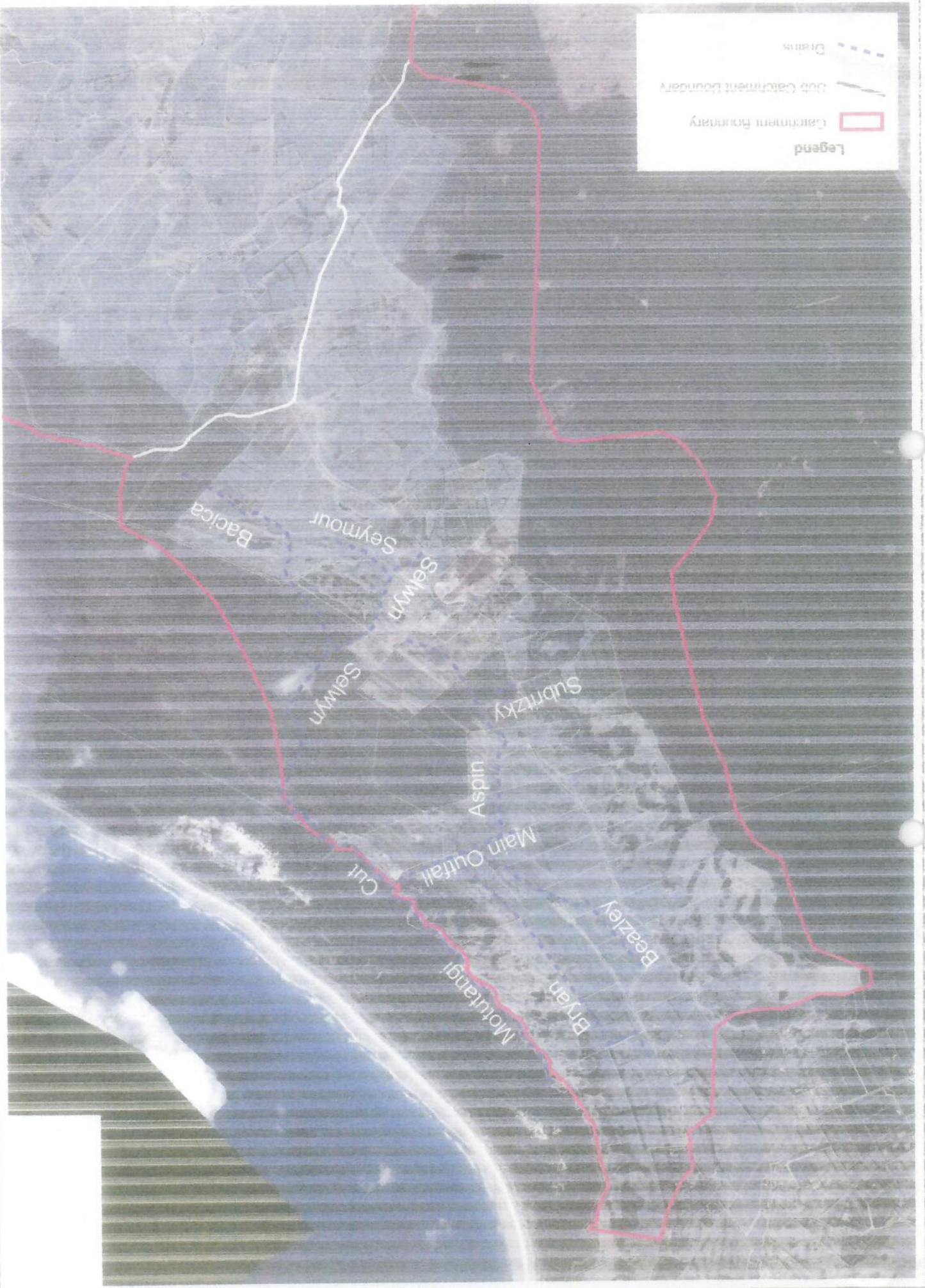
HE WHENUA RANGATIRA
A DISTRICT OF SUSTAINABLE PROSPERITY & WELL-BEING

Motutangi Drainage District Aerial

0 500 1000 1500 meters

Legend

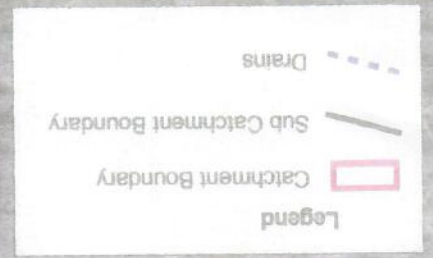
- Catchment Boundary
- Sub-Catchment Boundary
- Drains



Waiharara Drainage District Aerial

0 500 1000 1500 Meters

Scale 1:25,000



Kaikino Drainage District Aerial

0 500 1000 1500 Meters

Scale 1 : 25,000

