



Submission on Proposed Far North District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Far North District Council - District Planning

Date received: 31/08/2022

This is a submission on the following proposed plan (the **proposal**): Proposed Far North District Plan

Address for service:

Emily and Richard Fladgate
83 A Kerikeri Inlet Rd Kerikeri New Zealand 0230
New Zealand
Email: efladgate@gmail.com

Attachments:

#1 Attachment Overall Map.jpeg

#2 Attachment Entrance.jpeg

#3 Attachment Subdivision.pdf

Attachment #4 Entrance to 99 Inlet Rd .jpeg

#5 Attachment.jpeg

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

Are you 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 effects of trade competition

- **No**

Submission points

Point 9.1

Section: Heritage area overlays

Sub-section: Overview

Sentiment: Support in Part

Submission:

We are lodging a submission to oppose the new FNDC Kerikeri Heritage Area (B) in regards to the mapping of the proposed southwest boundary of the Kerikeri Heritage Area (B) as it affects our Inlet Rd property.

According to council maps (see attachment 1), this proposed Heritage Overlay encroaches on our property (by approx 8840sq m) and is not positioned on our existing boundary. We accept that it could be a simple mapping error, with the easy solution of moving the Heritage boundary to our existing property line. According to p. 9 of section 32 of the plan, these lines were drawn based on "desktop research" only and NOT on actual site facts. In addition, on p 10, it states that "private land was not visited". Therefore, it seems an unrealistic option to make a Heritage boundary THROUGH a property and not alongside. It appears that the Southwest Heritage Area boundary connects two points: the first being the point on Kerikeri Inlet Rd ridgeline and the second being the point on the esplanade reserve which corresponds to the original Kerikeri Visual Buffer in the Operative District Plan, without following our property line.

There is no adequate reasoning why the Heritage area should not stick to the existing property boundary, as we examine the maps, the wider Heritage Area (B) predominately adheres to other properties lines, for example on Inlet Rd, Mission Rd and Landing Rd. There are only a limited number of properties where the proposed Heritage Area encroaches or intersects a property. Placing the Heritage Boundary line through our property does not follow the overall pattern of the wider delineations.

An intersecting Heritage Boundary is not logical, as you can see from the attached maps (attachment 2), it will encumber access to our driveway on 99 Inlet Rd. We have a subdivision approved for 99 Inlet Rd as show on the attached (attachment 3).

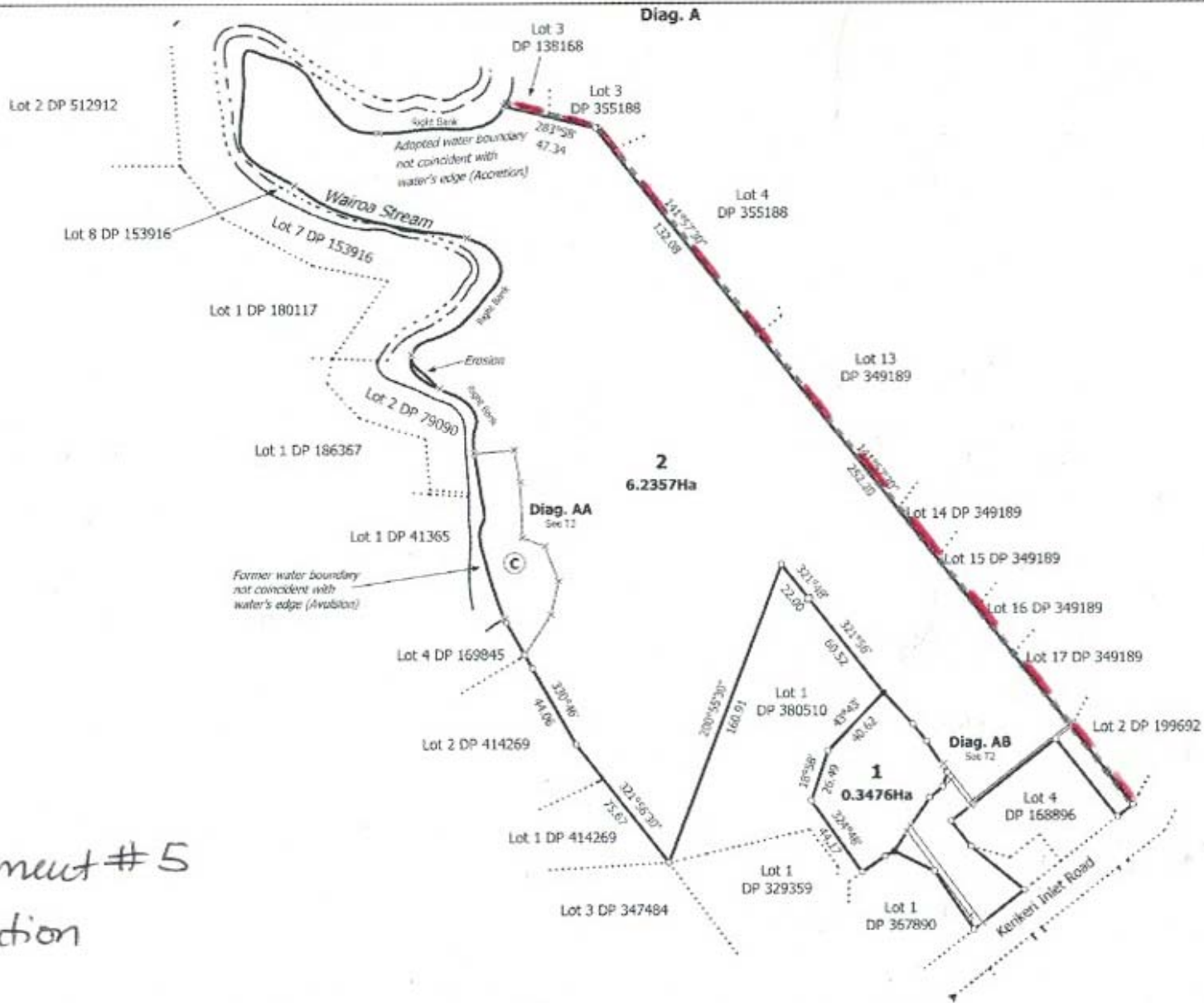
The natural contours of the land combined with an existing overland flow path - running off from Inlet Rd and parallel our boundary - makes our property line a clear-cut naturally defined end for the Southwest line of the Heritage area (B). (See attachment 4)

In the 30 years we have been living on this property, we have not identified any archeological sites, historic trees or buildings, nor any cultural sites of note that would mark it as "Historical". Also there are no recorded heritage sites on the Far North Maps.

Relief sought

The solution we seek from the Council is that the proposed South West boundary of the Kerikeri Heritage Area Overlay – Part B is re-drawn to correspond with the existing property boundary of 83A & 99 Kerikeri Inlet Road (Lot 2 DP 380510) as shown in Attachment 5.

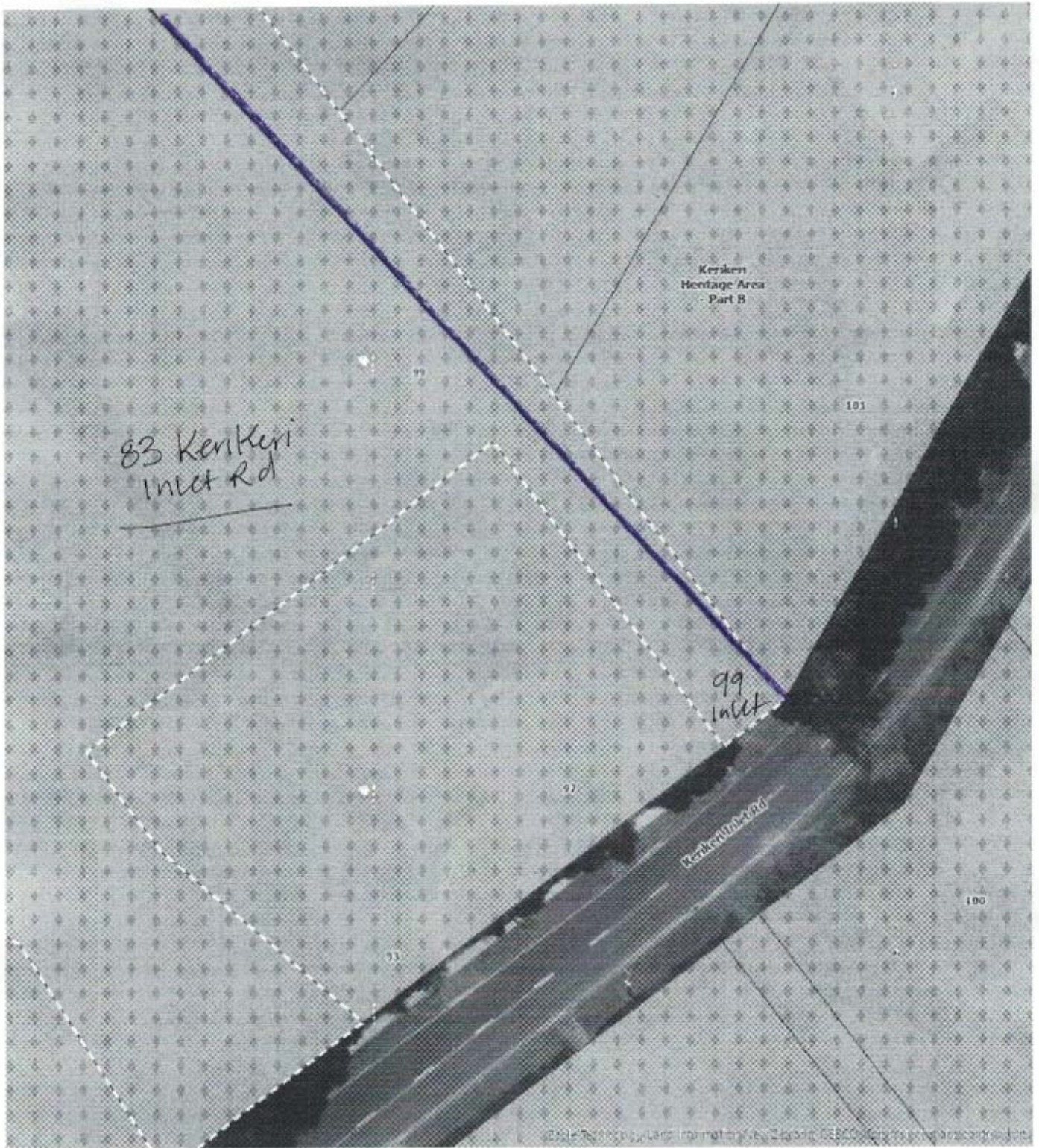
S12.001



Attachment # 5
Solution

T 1/3

Land District: North Auckland	Lots 1 & 2 Being Subdivision of Lot 2 DP 380510	Surveyor: Boon Leong Kam	Title Plan LT 567995
Digitally Generated Plan		Firm: Survey & Planning Solutions (2010) L	DRAFT
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Attachment #2
entrance off Inlet Rd.





Attachment #4
Overland Waterway
99 Inlet Rd



Title Plan - LT 567995

Survey Number LT 567995
Surveyor Reference 22039 Fladgate
Surveyor Boon Leong Kam
Survey Firm Survey & Planning Solutions (2010) Limited
Surveyor Declaration

Survey Details

Dataset Description Lots 1 & 2 Being Subdivision of Lot 2 DP 380510
Status Initiated
Land District North Auckland
Submitted Date
Survey Class Class A
Survey Approval Date
Deposit Date

Territorial Authorities

Far North District

Comprised In

RT 322413

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 567995	Fee Simple Title	0.3476 Ha	1019591
Lot 2 Deposited Plan 567995	Fee Simple Title	6.2357 Ha	1019592
Area A Deposited Plan 567995	Easement		
Area B Deposited Plan 567995	Easement		
Area C Deposited Plan 567995	Easement		
CSC Parcel Number: 6	Erosion	0.0040 Ha	
Total Area		<u>6.5873 Ha</u>	

Schedule / Memorandum

Land Registration District

North Auckland

Survey Number

LT 567995

Territorial Authority (the Council)

Far North District

Memorandum of Easements

Last Edited: 15 Sep 2021 15:41:09

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Benefited Land</u> <u>(Dominant Tenement)</u>
Right to convey telecommunications and computer media, electricity	A	Lot 2	Lot 1
Right to drain water	B	Lot 2	Lot 1

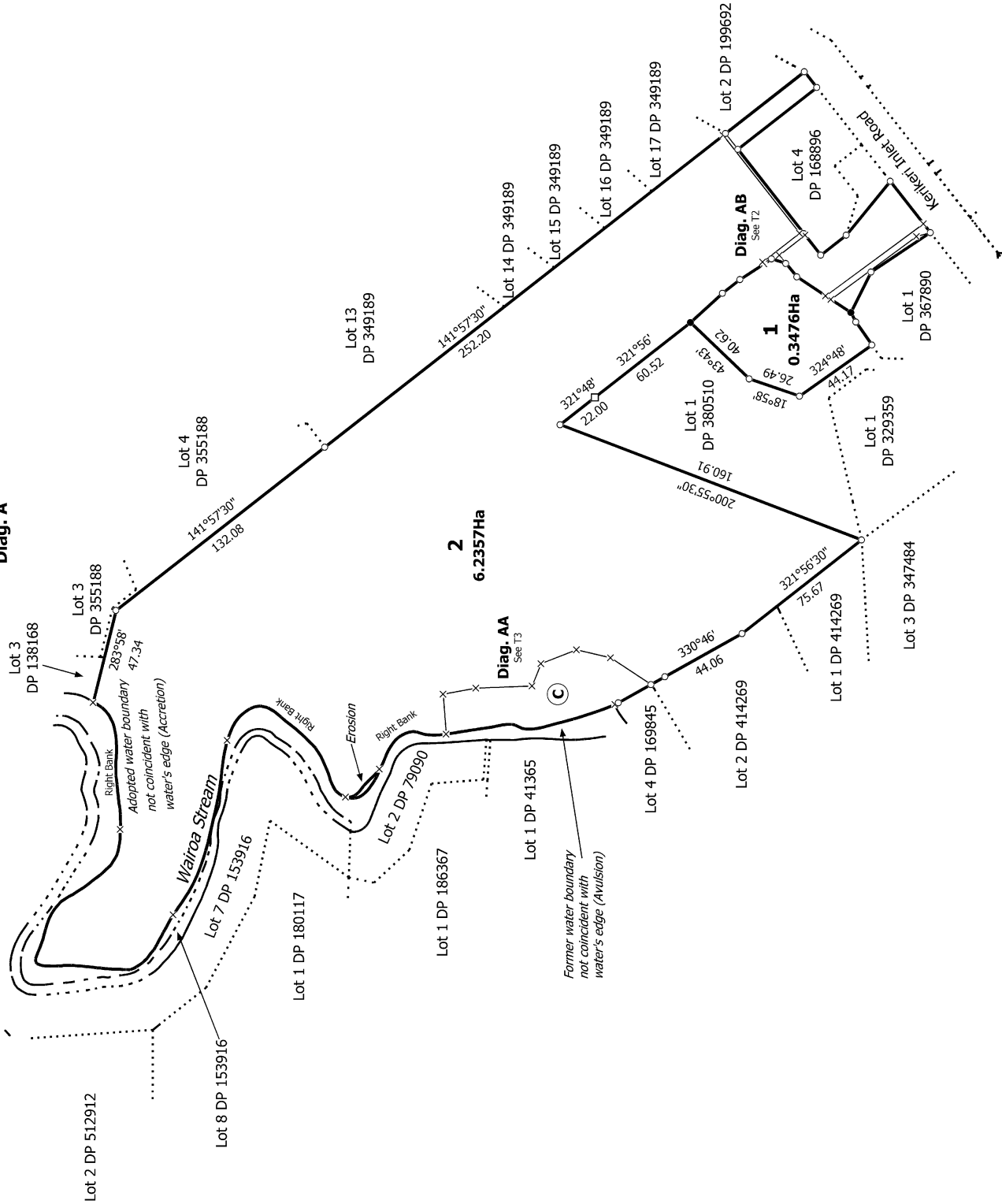
Schedule of Existing Easements in Gross

Last Edited: 15 Sep 2021 15:48:24

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Creating Document Reference</u>
Walkway under the Walking Access Act 2008	C	Lot 2	EI 10156666.1



Diag. A



2
6.2357Ha

1
0.3476Ha

Diag. AA
See T3

Diag. AB
See T2

T 1/3

Land District: North Auckland

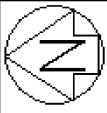
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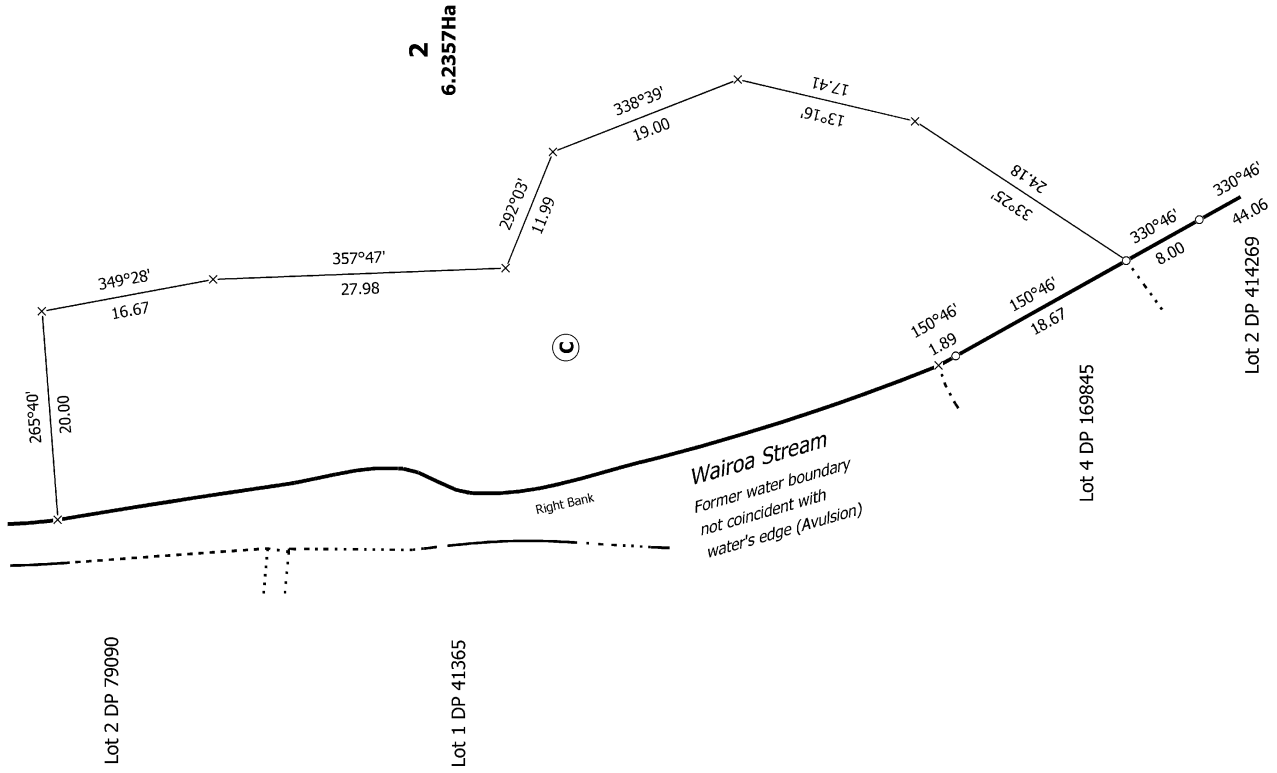
Lots 1 & 2 Being Subdivision of Lot 2 DP 380510

Surveyor: Boon Leong Kam
Firm: Survey & Planning Solutions (2010) L

Title Plan
LT 567995
DRAFT



Diag. AA



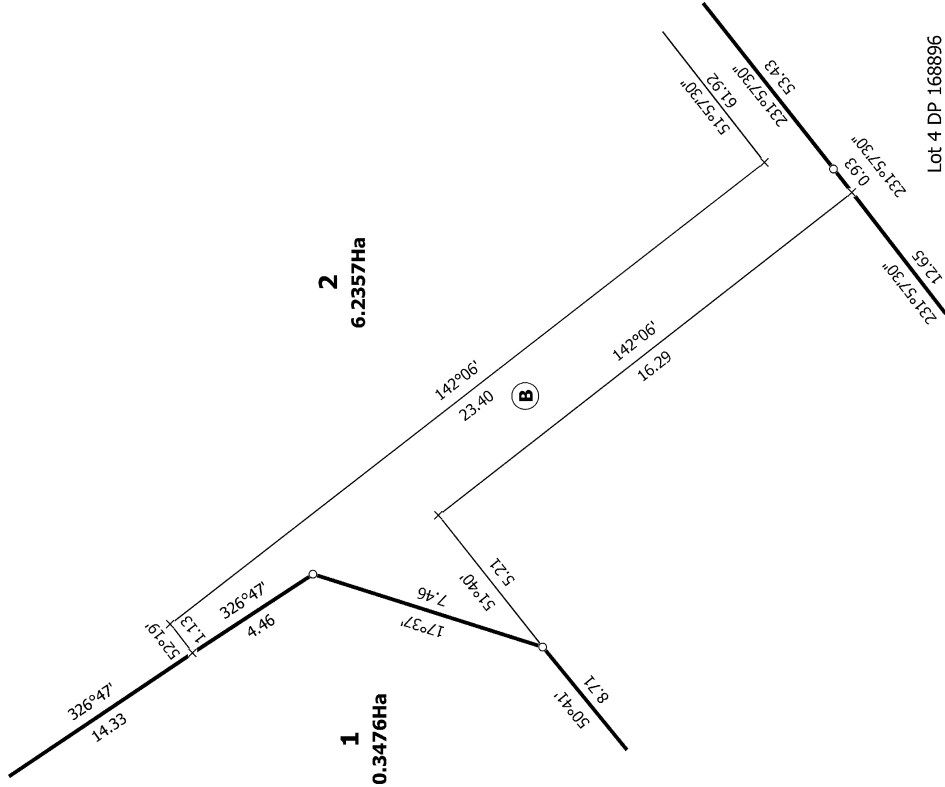
Lot 2 DP 79090

Lot 1 DP 41365

2
6.2357Ha

1
0.3476Ha

Diag. ABA



Lot 4 DP 168896

T 3/3

Land District: North Auckland

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Lots 1 & 2 Being Subdivision of Lot 2 DP 380510

Surveyor: Boon Leong Kam
Firm: Survey & Planning Solutions (2010) L

Title Plan
LT 567995
DRAFT