



Kerikeri Service Centre

20 OCT 2022

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:	Denis Thomson		
Company / Organisation Name: (if applicable)	Thomson Survey Ltd		
Contact person (if different):			
Full Postal Address:	P O Box 372		
	Kerikeri 0472		
Phone contact:	Mobile: 021 407 732	Home:	Work: 407 7360
Email (please print):	denis@tsurvey.co.nz		

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)*

SUB-R1 – Boundary adjustment subdivision

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



**My submission is:**

*(Include details and reasons for your position)*

Generally I support this rule as written. It is essential to keep basic boundary adjustments as simple as possible to achieve. However, I disagree with boundary adjustments having to comply with SUB-S6 in order to remain a controlled activity. Often rural boundary adjustments will be of vacant land and are being carried out simply to rationalise property boundaries with no 'development' of that vacant land necessarily intended. It seems unusually prescriptive to therefore insist on power and telecommunications connections to new boundaries.

I also disagree with the wording of CON-1, 1. SUB-1

It needs to be clear that the 'degree of non compliance' can be assessed in terms of the overall boundary adjustment, not on the basis of an individual lot being created. I say this because I've encountered numerous instances where the boundary adjustment is of lots already non-compliant in terms of size. The boundary adjustment will result in one becoming smaller (more 'non-compliant'), but the other larger (less 'non-compliant'). Overall the level of non-compliance across the allotments is therefore not increased. This should be reflected in amended wording.

Finally, I disagree with CON-2, 1. iii.

This rule requires access locations to remain the same, regardless of whether or not an access point would be better placed elsewhere as part of the boundary adjustment, i.e. improved site distances. Overall, the number of access points would remain the same. It should be possible to move an access point if it would better service the lot, and improve safety.

**I seek the following decision from the Council:**

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

Retain SUB-R1, amended as follows:

Amend CON-1, 1. SUB-1 to read:

*"... except where existing allotments are already of a size that is non-compliant, the overall degree of non-compliance is not increased."*

Amend CON-1 by deleting the words SUB-S6 Telecommunications and Power Supply.

Amend CON-2, 1. iii. to read:

*"the number of access points; and"*

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)*

Date: 19 October 2022

*(A signature is not required if you are making your submission by electronic means)*

S191.001

**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).

**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](mailto: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](http://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 not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

**SUBMISSION NUMBER**