



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:<br>(if applicable) |                     |       |          |
| Contact person (if different):                  |                     |       |          |
| Full Postal Address:                            | P O Box 372         |       |          |
|   | Kerikeri 0472       |       |          |
| Phone contact:                                  | Mobile:             | Home: | Work:    |
|   | 021 407 732         |       | 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-O1 – Subdivision objectives

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



**My submission is:**

*(Include details and reasons for your position)*

The Council is proposing zoning in some areas where the already existing land use pattern is contrary to achieving the objectives and policies of the zone in the land is located. For example, Rural Production zoning applying to an area where the land use pattern and lot size is no longer able to be utilised for productive purposes and where reverse sensitivity issues already exist. So rather than have parts (c) and (d) talk of 'avoiding' something that already exists and therefore automatically triggering inconsistency with the Objective no matter what subdivision is proposed, the existing situation should be acknowledged and the Objective aimed more at not materially adding to the issues raised. The word "avoid" should not be used in an objective in any event as an objective is just that – an overall objective and using a word like "avoid" seriously limits the ability to balance effects and achieve sustainable management of natural and physical resources.

The point being made here is that there is already land unable to be used in a way that achieves the zone's objectives and policies, and to put it bluntly, if this is the case, there should be no impediment to subdividing it further.

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

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

Amend SUB-O1, parts (c) and (d) as follows:

"c. does not significantly increase the risk of reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;

"d. does not significantly increase the risk of the land not being able to used in a manner consistent with the zone's objectives and policies."

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 22

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

**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**