

## Hearing Statement

**To:** Far North District Council – Hearings Panel  
**Regarding:** Proposed District Plan  
**Submitter Name:** Oromahoe Landowners  
**Submitter Number:** FS131.029  
**Date:** 14 October 2025  
**Hearing Stream/Topic:** Hearing 16 – Subdivision

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1. This statement is provided on behalf of the Oromahoe Landowners (FS131) in relation to the Subdivision chapter of the Proposed Far North District Plan (PDP).
2. The purpose of this statement is to address Rule SUB-R10 – Subdivision of site within 32m of the centre line of a Critical Electricity Line Overlay.
3. The Hearings Panel will be aware that provisions relating to the Critical Electricity Line (**CEL**) Overlay were discussed at length during Hearing 11 – Infrastructure. The Oromahoe Landowners presented evidence in support of their further submission at that hearing expressing concern that the notified provisions represented unnecessary overreach, imposing excessive standards and restrictions on landowners.
4. I confirm my agreement with the analysis and recommendations of the Reporting Officer, Mr Jerome Wyeth, in his Right of Reply report dated 21 May 2025. Specifically, I support his recommendation to amend Rule SUB-R10 from a Restricted Discretionary activity to a Controlled activity.
5. I also agree with the Officer's analysis that the intent of the CEL provisions should not be to impose additional restrictions beyond those required in national regulations, but rather to improve visibility and compliance. Therefore, refocusing the rule to require demonstration that proposed building platforms can accommodate a building that complies with the safe distance requirements in the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) is the most appropriate regulatory approach.
6. I note that the Officer's recommended amendments to SUB-R10 from the Infrastructure hearing have been correctly carried over into the version of the Subdivision chapter 'Appendix 1 Officer's Recommended Amendments (Subdivision) for Hearing 16.
7. I support these amendments as drafted in s42A report for Subdivision and consider them to be the most appropriate, efficient and effective way to achieve the relevant PDP objectives.
8. Oromahoe Landowners do not wish to be heard on this specific matter, as we agree with the Officer's recommendation. However, we would like to reserve the right to be heard should any other party seek to relitigate this matter or propose alternative amendments to Rule SUB-R10 during Hearing 16.

Yours faithfully



Andrew McPhee  
Director | Consultant Planner

**Bay of Islands Planning (2022) Ltd**