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## 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:** 21/10/2022

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

**Address for service:**

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New Zealand  
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**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?

- **N/A**

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

- **Yes**

### Submission points

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**Point 88.1**    **S303.001**

**Section:** Planning Maps

**Sentiment:** Support in Part

**Submission:**

Some of the zoning applications in the online mapping are inadequately protective of the natural values present or, in some cases, zoning is completely missing. Part of the problem appears to be a protocol that only one zone can be applied to each

property or allotment, even though part of that property may be subject to a permanent conservation covenant (eg. QE11 Open Space Covenant or Reserves Act covenant).

Another aspect is that unformed legal roads (reserved from sale as part of the Queen's Chain of water margin access and protection) are not zoned at all, even when they are subject to an FNDC Management Agreement requiring their ecological restoration (eg. by Living Waters-BOI). The rationale appears to be that they do not have a surveyed allotment number. However, each of them does actually have an FNDC Parcel number as a unique identifier, and these are specified in, for example, the Management Agreement between Living Waters-BOI and FNDC (eg. ULR #5230964 on the boundary of northwestern Waikare Inlet; FNDC Reserves Act covenant #5152163 at Tangatapu, adjoining the Whangamumu Walkway).

Another anomaly noticed while scanning water margin mapping was that there has been some misunderstanding of the boundaries between the Coastal Marine Area (Regional Council) and the adjoining terrestrial land in Opuia. For example #7 Beechey Street (adjoining the FNDC toilet block beside the Opuia ferry ramp) is zoned Rural Production, despite it being rental residential units largely on poles above open water.

### **Relief sought**

Apply the more appropriately protective Natural Open Space zoning to lands permanently protected by QE11 Open Space Covenants (eg Wairoa Park Covenant at Aucks Road is currently zoned Rural Lifestyle), Reserves Act Covenants (eg. Tangatapu wetland covenant is currently zoned Rural Production) and FNDC Covenant encumbrances (eg. Omata Estate Covenants are currently zoned Rural Production).

Apply the more appropriately protective Natural Open Space zoning to Unformed Legal Roads with indigenous vegetation adjoining the Coastal Marine Area and rivers and lakes to give better effect to natural character protection and restoration imperatives in RMA s.6(a) and NZCPS Policies 11, 13 & 14.

Apply more appropriate zonings to properties adjoining (or within) the Coastal Marine Area at Opuia.

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## **Point 88.2**      **S303.002**

**Section:** SCHED7 – Schedule of High natural character

**Sub-section:** SCHEDULE 7 - HIGH NATURAL CHARACTER

**Sentiment:** Support in Part

### **Submission:**

The inclusion of the Schedule is supported as it provides the reader with introductory information about the (largely) terrestrial parts of the natural character units measured and mapped in the RPS. However, many of the Unique Identifier numbers have been mistranscribed from the RPS data, making it difficult and confusing to dig deeper into the underlying maps, worksheets and tables in the RPS. For example, HNC187 has been given the identifier of 1-Oct instead of 01/10 and at the end of the mistranscriptions, HNC541 has been given the identifier Sep-36 instead of 09/36. This is probably because the underlying formatting in an intermediate Excel spreadsheet has used date formatting on the third column, rather than the general default format.

### **Relief sought**

Correct the misformatted Unique identifiers in the 3rd column to the correct format of "unit number/map number", rather than the inappropriate date format.

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## **Point 88.3**      **S303.003**

**Section:** SCHED8 – Schedule of Outstanding natural character

**Sub-section:** SCHEDULE 8 - OUTSTANDING NATURAL CHARACTER

**Sentiment:** Support in Part

**Submission:**

The inclusion of the Schedule of the Outstanding Natural Character units is fully supported, and because many of these are completely or partly terrestrial they should be included in a separate mapping overlay.

The inclusion of the Schedule is supported as it provides the reader with introductory information about the (largely) terrestrial parts of the natural character units measured and mapped in the RPS. However, many of the Unique Identifier numbers have been mistranscribed from the RPS data, making it difficult and confusing to dig deeper into the underlying maps, worksheets and tables in the RPS. For example, ONC73 has been given the identifier of Feb-18 instead of 02/18. This is probably because the underlying formatting in an intermediate Excel spreadsheet has used date formatting on the third column, rather than the general default format.

**Relief sought**

Correct the formatting of the Unique Identifier column to "unit number/map number", rather than the date formatting selected from an Excel spreadsheet