

## Sarah Trinder

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**From:** Mark Spaans <spaans.pot@gmail.com>  
**Sent:** Friday, 21 October 2022 9:30 am  
**To:** Proposed District Plan  
**Subject:** Submission for District Plan

**Categories:** Sarah

**CAUTION:** This email originated from outside Far North District Council.

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Kia ora,  
Ive been unable to submit this via mobile phone- submit button not available. Hence its in email form.  
Cheers, Mark Spaans

Submission from:-  
Mark Spaans  
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Submission - Proposed Far North District Plan  
Submission name  
Mark Spaans

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.  
Yes

Do you wish to be heard in support of your submission \*  
No

Are you submitting on behalf of another party?  
No

Rural Production  
Policies  
RPOZ-P1, P2, P3, P4, P5, P6, P7  
Support in Part.

Henderson Bay previously came under the General Coastal Zone which was best suited to preserving the natural character and conservation of the coastline. It is disappointing that this zone is no longer available.

Henderson Bay has now been assigned to the Rural Production Zone. I believe the uncontrolled permissible activities of the Rural Production Zone will have adverse effects on the natural character of Henderson Bay. What occurs on the land at Henderson Bay has an effect on the coastline due to the contour of the land and streams that run off onto the beach. I would like to see Henderson Bay have exclusions that restrict and limit any primary production to what doesn't have adverse effects on those living in the Bay and the natural character of the Bay.

I do support the low density development of Rural Production. This therefore protects Henderson Bay from further subdivision. Further subdivision would also cause adverse effects on the conservation of the area.

Relief sought:

For Henderson Bay to have its own unique zone that restricts further subdivision below the current 4ha and **S402.001** maintains the current allowable activities or for Henderson Bay to remain in Rural Production and have tight **S402.002** restrictions on any primary production that will have adverse effects on the natural character of the coastline and those living in it.