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To: District Plan Team – Attention: Greg Wilson
Strategic Planning & Policy
5 Memorial Avenue
Private Bag 752
Kaikohe 0440.
Email: greg.wilson@fnhc.govt.nz

RE: Submission on the Proposed Far North District Plan 2022

1. **Details of persons making submission**

Ngamaia Farms Ltd
C/- Bay of Islands Planning (2022) Limited
Attention: Steven Sanson
PO Box 318
PAIHIA 0247

2. **General Statement**

Ngamaia Farms Ltd are directly affected by the Proposed Far North District Plan. They seek to remove the Natural Open Space & Treaty Settlement Overlay that covers their landholding in Diggers Valley, Kaitaia.

Ngamaia Farms Ltd cannot gain an advantage in trade competition through this submission. They are directly impacted by the Proposed District Plan. The effects are not related to trade competition.

3. **Background & Context**

Background

Ngamaia Farms Ltd is an established beef farm located in Diggers Valley, Kaitaia. The landholding under consideration produces honey and has an active airstrip all contributing to rural productivity and the local economy.

Site Descriptions

The land to which this submission relates comprises the following Records of Title:

- NA48C/1396 (Section 60 Block X Takahue Survey District);
- NA30A/294 (Section 52 and Part Section 32 Block X Takahue Survey District)
- NA1034/213 (Section 36 Block X Takahue Survey District; and
- NA26A/1387 (Section 35 and Section 40 Block X Takahue Survey District).

A plan showing the location of the land is provided at **Figure 1**.

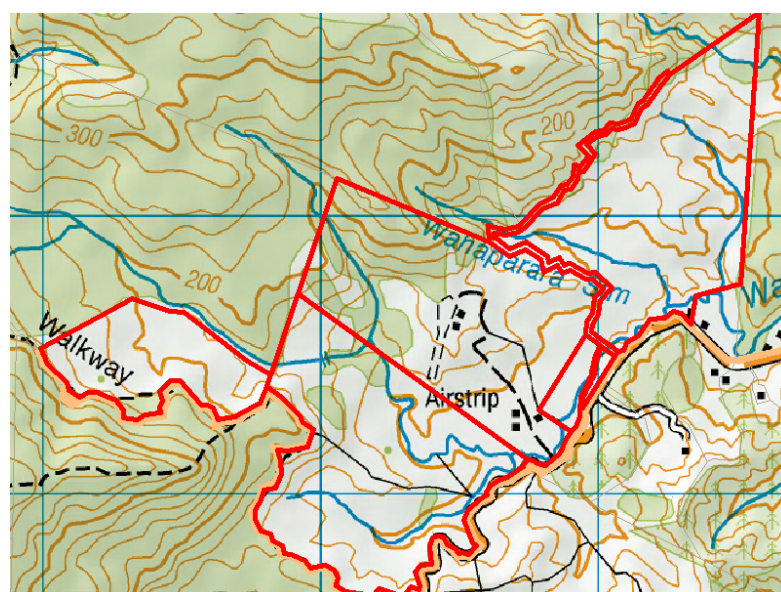
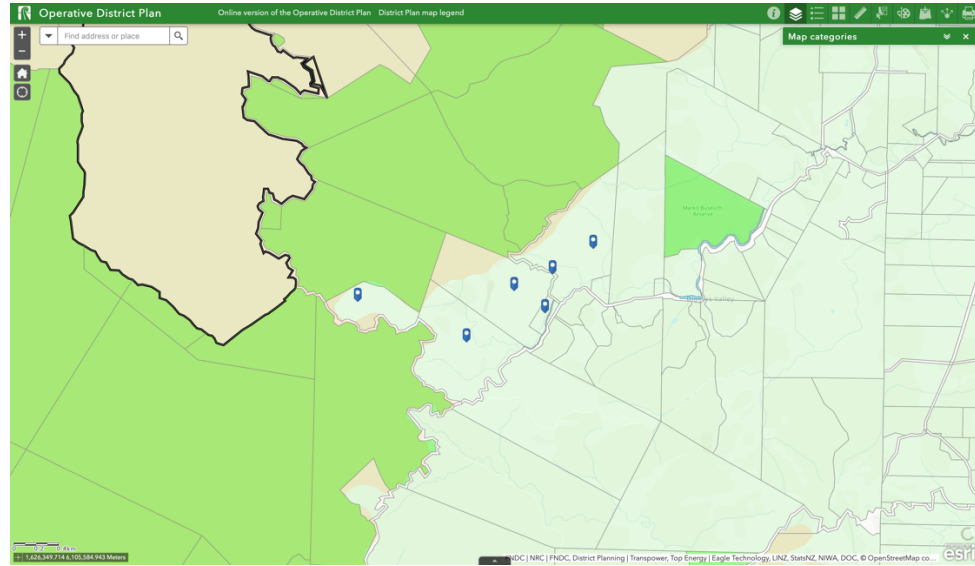


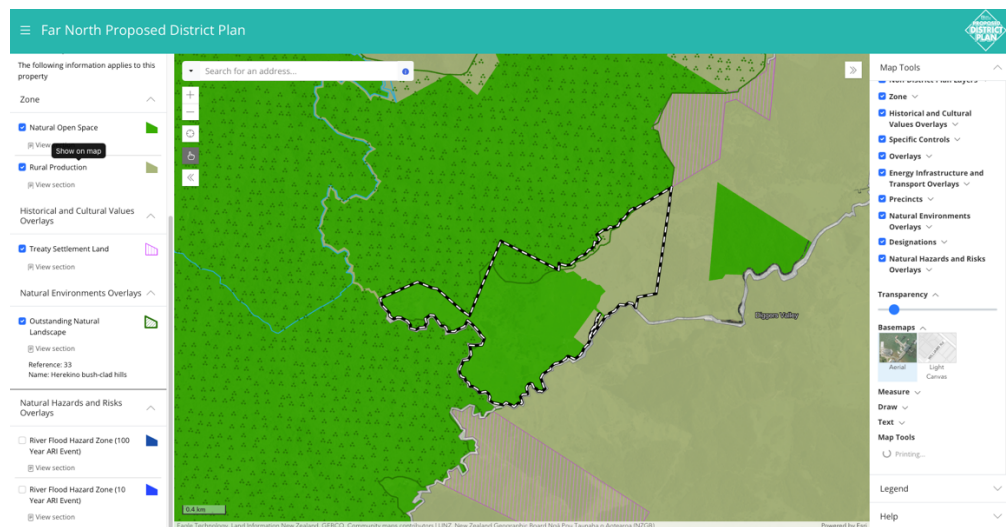
Figure 1 - Site

Operative and Proposed District Plan Zoning

The Operative zoning includes Rural Production Zoning which is adjacent to the Conservation Zone. The site has an Outstanding Landscape Overlay on its margins.



The PDP seeks a Natural Open Space zoning which is far greater than the current Operative Plan Conservation Zone extent. It is believed that the extension of the Natural Open Space Zone has been applied in error as it applies to our clients' landholdings.



Under the E-Plan maps of the PDP, the site is also said to be subjected to the Treaty Settlement Land Overlay. Again, we assume this is an error as the site borders such land but shouldn't contain this attribution at all.

4. **The specific provisions of the Proposed Far North District Plan that this submission relates to are:**

- Proposed Planning / Zone Maps which relate to the landholding referred to in Section 3 of this submission.

5. **Ngamaia Farms Ltd seek the following amendments/relief:**

This submission requests that the Proposed Far North District Plan:

- Removes the Natural Open Space and Treaty Settlement Land Overlay as they are provided for on the PDP E-Maps.

6. **The reasons for making the submission on the Proposed District Plan are as follows:**

- Given that the site is an active beef farm, with other rural production activities associated with the site, it seems that the Natural Open Space zone has been applied in error across our clients' landholdings. There is no apparent justification for the increase in extent. In the 'Overview' section for the Natural Open Space zone, it notes that "The Natural Open Space zone generally applies to public land that is administered by government agencies and includes a variety of parks and historic reserves". Our client's land does not meet the rationale

for such zoning and as such should be removed, with a reversion back to the Rural Production Zone.

- It is unclear why the PDP E-Maps consider the site subjected to the Treaty Settlement Land Overlay. The land under consideration has not been returned through a Treaty Settlement process. We assume that the mapping system has identified an overlap at the margins of the site where some Treaty Settlement Land is located. Attributing this site with such an overlay will cause confusion should activities be carried out. This error should be removed.

7. **Ngamaia Farms Ltd wish that the Far North District Council to address the above issue by:**

1. Amend the proposed zone for the subject sites in accordance with the Plan found in **Attachment 1**.
2. Any other relief to achieve the outcomes sought by this submission.

8. Our clients wish to be **heard** in relation this submission.

Yours sincerely,



Steven Sanson

Director | Consultant Planner



Reviewed by

Jeff Kemp

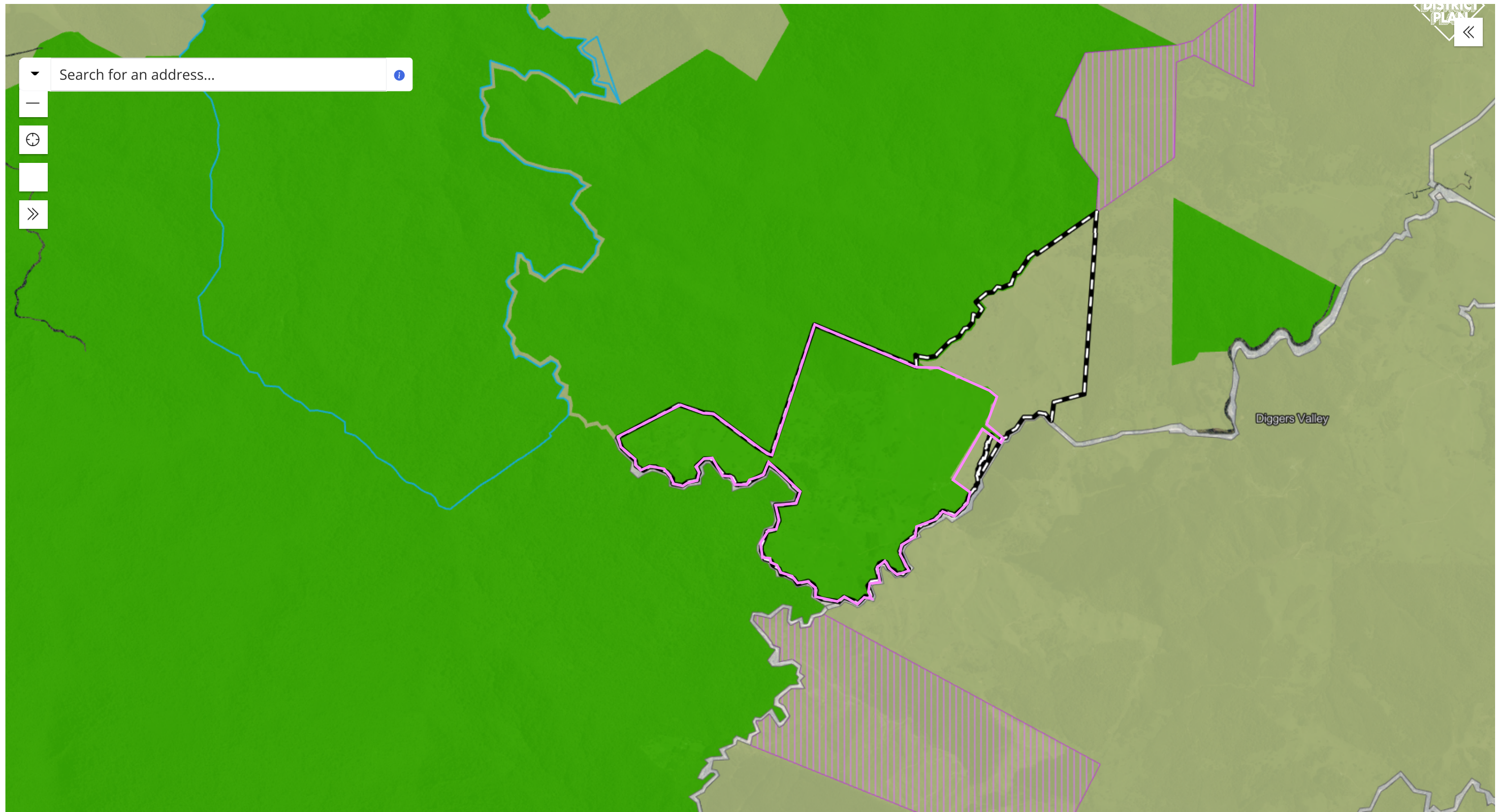
Principal Planning Consultant

On behalf of Ngamaia Farms Ltd

Dated this 09th Day of August 2022

Attachment 1: Submission Plan

Far North Proposed District Plan



Area within to be reverted back to the Rural Production Zone

0.4 km