

*Remember
submissions
close at 5pm,
Friday 21
October 2022*

TO THE FAR NORTH DISTRICT COUNCIL

Proposed District Plan 2022 Submission

Form 5, Clause 6 of Schedule 1, Resource Management Act 1991

This is a submission on the Proposed District Plan 2022 (PDP) for the Far North District.

1. Submitter details:

Full Name:	Suzanne Linda Ashmore		
Company / Organisation Name: (if applicable)	N/A		
Contact person (if different):	Brian Putt Metro Planning Ltd		
Full Postal Address:	P O Box 90273, Victoria Street West		
	AUCKLAND, 1011		
Phone contact:	Mobile: 021 902 744	Home:	Work: 09 3033457
Email (please print):	brian@metroplanning.co.nz		

I **cannot** gain an advantage in trade competition through this submission

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

2. The specific provisions of the Plan that my submission relates to are:

- a) **Part 3 Zones – General Residential, Rural Settlement and Māori Purpose Rural Zones** in relation to Lot 58, Matauri Bay and all residential lots in the Matauri Bay 2008 urban subdivision.

b) **Part 2 District-wide Matter – Coastal Environment** – in particular, Rules CE-R1 to CE-R9 and Standards CE-S1 to CE-S3.

I oppose these provisions of the Plan as they affect Matauri Bay

3. My submission is:

Māori Purpose Rural Zone v. General Residential Zone

- a) My property at Lot 58 Matauri Bay is held in Fee Simple as a Māori Freehold title. I am ethnically Pakeha New Zealand and have no genealogical connexion to the hapu of Matauri Bay who are Ngati Kura. My property cannot be zoned Māori Purpose Rural because that zone prevents me from exercising my basic property rights over this urban lot.
- b) By imposing the Māori Purpose Rural Zone over privately owned land the Council has failed to understand the provisions of Te Ture Whenua Act in respect of Māori freehold land which can be owned by non-Māori. This zone an abrogation of my rights as a landowner and contrary to my human rights under the laws of Aotearoa New Zealand.
- c) The Matauri Bay subdivision is fully served with an urban wastewater reticulation and treatment system using the Innoflow system which the Council owns and operates.
- d) The appropriate zone for the urban subdivided land at Matauri Bay under the provisions of the PDP is **General Residential**.

Coastal Environment Overlay

- a) Where there is no ONC, ONL or ONF within the Coastal Environment Overlay, there is no requirement to restrict development to any extent greater than provided for by the rules of the underlying zone.
- b) Rules CE-R1 to CE-R9 and Standards CE-S1 to CE-S3 are an unnecessary constraint on permitted development under the General Residential Zone and are inconsistent with the Northland Regional Policy Statement provisions for the Coastal Environment.

4. I seek the following Decision from the Council:

- a) Zone the entire Matauri Bay urban subdivision dating from 2008, and in particular Lot 58, to **General Residential** in keeping with the instruction of the PDP to provide the General Residential zone over serviced urban land where wastewater management is provided and authorised by the Council.
- b) Remove the imposition and application of Rules CE-R1 to CE-R9 and Standards CE-S1 to CE-S3 from land within the Coastal Environment overlay where such land is not within an ONC, ONL or ONF.

S169.001

S169.002
to S169.013

I wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature:

A handwritten signature in blue ink, appearing to read "Anna Williams". The signature is written in a cursive style with a large initial 'A' and a prominent 'W'.

Date: 17 October 2022