

**Form 5****Submission on notified proposal for policy statement or plan, change or variation**

[Clause 6](#) of Schedule 1, Resource Management Act 1991

**To** Far North District Council

Name of submitter: William Goodfellow

This is a submission on the Proposed District Plan for the Far North District. (the **proposal**):

I could not 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 effects of trade competition.

**The specific provisions of the proposal that my submission relates to are:**

The identification of an Outstanding Natural Landscape (*ONL*) and High Natural Character (*HNC*) on my property and provisions relating to the Rural Production Zone and the Coastal Environment Overlay.

**My submission is:**

The submitter has property interests in several landholdings at Omakiwi Cove in the Bay of Islands as illustrated in the aerial photograph below. The land is within the Rural Production Zone and is also subject to ONL, HNC and Coastal overlays in terms of the provisions of the proposed plan. The submitter considers these overlays are inappropriate when considered in the context of his landholdings and impose unduly restrictive controls on the reasonable use and development of the land.

In particular the submitter considers that these overlays do not reflect the state of the subject property or the surrounding land as it currently is, which is that of a developed and modified human landscape. In particular much of the land holding to the east of Rawhiti Road is given over to plantation forestry which has been recently harvested. In addition, land to the west of this road has recently been subdivided such that it will ultimately be developed for residential use. Accordingly, and as is evident from the aerial photograph below, the majority of the land is in reality devoid of any landscape qualities that could reasonably be described as having high natural character or comprise an outstanding natural landscape.

The imposition of controls intended to manage development in highly sensitive areas and in the coastal environment are thus considered to be inappropriate in this context and will make the continuation of reasonable use and development of the property unfairly and unnecessarily constrained.

## Land Subject of this Submission



The submitter considers that the *HNC* and *ONL* notations should be removed from the identified land such that the submitter can continue to use the land in a manner consistent with its evident physical characteristics.

The aerial photograph illustrates the boundaries of the landholding from which the submitter seeks to have these notations removed.

As a corollary to the above, the submitter considers that the proposed standards that apply to activities located within the overlays identified above would limit the reasonable development of land within the overlay to an extent that is unnecessarily onerous and inconsistent with the purpose of the Act.

The submitter also considers that the activity status and standards imposed on activities within the coastal environment are unnecessarily onerous. These include imitations on setback for buildings from MHWS, and limitations over the area, height, colour and reflectivity of buildings

**The submitter seeks the following decision from the local authority:**

- |   |          |
|---|----------|
|   | S493.001 |
| 1. That the ONL and HNC overlays be removed from the land as illustrated above.   | S493.002 |
| 2. Without derogating from the above:   | S493.003 |
| • that provisions limiting the height, area and defining the colours and reflectivity of new buildings in ONLs be removed.  | S493.004 |
| • that all provisions in the plan that require activities located within an identified ONL to be assessed as non-complying activities be deleted.                                 | S493.005 |
| • that farming within the coastal environment and an HNC overlay be permitted.  | S493.006 |
| 3. With respect to controls over activities in the coastal environment overlay that:  | S493.007 |
| • the provisions within in the plan that impose limitations on the area, height and exterior finishes of new buildings located within the coastal environment overlay be deleted. | S493.008 |
| • standards limiting the aerial extent and height of cut and fill of earthworks be deleted.   | S493.009 |
|   | S493.010 |
|   | S493.011 |
|   | S493.012 |
|   | S493.013 |
| 4. That the standard requiring buildings within the Rural Production Zone be set back 30 metres from MHWS be deleted.   | S494.014 |

**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 of submitter

Owen Burn as duly authorised agent for William Goodfellow  
Date 20<sup>th</sup> October 2022

[owen@greengroup.co.nz](mailto:owen@greengroup.co.nz)

Telephone: 021610019

Postal address

Owen Burn  
Green Group Limited  
PO Box 28407  
Remuera

Auckland 1541

Contact person: Owen Burn Director