



## 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:** 13/10/2022

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:** No

**I am willing to present a joint case:** No

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

- No

## Submission points

**Point 27.1** **S62.001**

**Section:** Heritage area overlays

**Sub-section:** Policies for Pouerua Heritage area overlay

**Provision:**

**HA-P12** To maintain the integrity of the Pouerua Heritage area overlay and protect the heritage values by:

- a. recognising that Pouerua sits within a rural farming landscape with numerous Māori stone field systems, and historical drywall boundaries which reflect early rural subdivisions; and
- b. protecting the Sites and Areas of Significance to Māori, the pa sites and other landscape features which

share a strong contextual and visual connection with the central Pouerua Pa.

**Sentiment:** Support in Part

**Submission:**

**S62.001**

I agree that the Pouerua Heritage area and its values should be protected but disagree generally with the enlarged extension of the protection zone (from the original zone created by Dr Doug Sutton) - except that there is probable merit in extending the zone to the north of Pouerua to encompass a small cluster of heritage sites previously excluded.

I consider that the extended area to the south of Pouerua has no relevance to this historic site - in particular the properties along Lakeland Lane. The majority of these properties are lifestyle blocks with modern buildings gardens and paddocks. There are no historic structures, stonefield gardens or sites of any significance to Maori. There are no volcanic rocks littering the area as there are in the other areas surrounding Pouerua. The grassed properties are either mowed or grazed upon. Reference to the Draft District Plan – Plan.Heritage Spatial Extent and the Operative Far North District Plan – Spatial Extent for the Pouerua Heritage area which shows one isolated site (#35) of some distance to the south East of Pouerua. To enlarge the protection zone substantially just to include this isolated site is excessive. Surely this isolated site can be protected in its own way.

The properties along Lakeland Lane are already governed by many council regulations preventing any further subdivision work, additional buildings etc - so why is there a need to complicate this further by including these properties within the rules of a heritage boundary when the properties do not have any Heritage sites on them.? Lake Owhareiti already has a fenced protection zone around its perimeter for the Lakeland properties that are on the lake side of the Lane.

To have a "Heritage Title" over ones land does bring financial implications for the landowner - especially for resale values which will have an effect on our financial arrangements with banks etc . It is not fair or reasonable to penalise landowners by "lumping in" properties because its an easy line to draw on a map.

**Relief sought**

Council need to reassess the enlarged protection zone (from the original zone created by Dr Doug Sutton) surrounding Pouerua- with particular emphasis on the southern areas that encompass Lakeland Lane properties . These have no Heritage sites or resources and are being unfairly affected. The heritage boundary needs to be revised back to the original layout as per Dr Doug Sutton- except for possibly the north side extension from Pouerua as noted above. It may be acceptable to revise the boundary directly around lake Owhareiti itself - but not the Lakeland properties that come down to the lake.