



Proposed District Plan submission form

Clause 6 of Schedule 1, Resource Management Act 1991

Feel free to add more pages to your submission to provide a fuller response.

Form 5: Submission on Proposed Far North District Plan

TO: Far North District Council

This is a submission on the Proposed District Plan for the Far North District.

1. Submitter details:

Full Name:	Cinna Smith		
Company / Organisation Name: (if applicable)			
Contact person (if different):			
Full Postal Address:	372 Te Ahu Ahu Road, RD2, Waimate North Kaikohe 0472		
Phone contact:	Mobile: 021 928 948	Home: 09 4059946	Work: 09 4059946
Email (please print):	cinnasmith@rocketmail.com		

2. (Please select one of the two options below)

<input checked="" type="checkbox"/>
<input type="checkbox"/>

I **could not** gain an advantage in trade competition through this submission

I **could** gain an advantage in trade competition through this submission

If you could gain an advantage in trade competition through this submission, please complete point 3 below

3. 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

I **am not** 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

Note: if you are a person who could gain advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

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

(please provide details including the reference number of the specific provision you are submitting on)

HA-P16



Confirm your position: Support Support In-part Oppose
(please tick relevant box)

My submission is:
(Include details and reasons for your position)

I welcome any measures to better protect the outstanding heritage values of Te Waimate and I support the proposed change to the boundary area. However, I believe that the boundary area needs to be further extended to protect Te Waimate's open, pastoral vistas and other heritage landmarks that are currently excluded. In my opinion, the current draft does not adequately protect the landscape from undue development or change of land use. Unchecked development has ruined so much in Te Waimate in the past decade and I am desperately worried that the features that make Te Waimate unique and a taonga of national, and international, importance will soon be gone forever.

The Threat to Heritage Values Posed by Intensive Horticulture

- The mass conversion and development of land in Waimate North to intensive horticulture, aided by the construction of new water reservoirs, poses a significant threat to the heritage values, character and vistas of the area.
- Te Waimate is widely renowned for its wide, open, pastoral and park-like views.
- Due to its high quality soils, Te Waimate is at extremely high risk of being converted from pastoral farming to intensive horticulture.
- Close to Te Waimate Mission, a large kiwifruit horticulture development has recently been constructed. This has had a devastating impact on the view shafts in the area. What was once pastoral land with distinctive historic hedgerows is now a gigantic plastic-covered eyesore that can be seen for kilometres. Every single tree and hedge on the block has been ripped out and burned and large quantities of soil have been moved. The construction of new water reservoirs means that this kiwifruit development is the first of many.
- Without restrictions, the open, green, park-like historic landscapes that Te Waimate is known for are likely to soon be replaced by a sea of kiwifruit poles, plastic windbreaks and glaring, white canopies. This will have a devastating and irreversible impact on the view shafts in the area, particularly from the heart of the heritage precinct, Te Waimate Mission.
- Te Waimate's view shafts were recognised under the former District Plan's 'special zone' status for Te Waimate, and I strongly believe that they need to be recognised and protected in this new plan.
- I believe the council has a duty of care to protect what remains of this distinctive historical landscape before it is destroyed by horticultural development and I



believe that restrictions need to be made on the height and nature of horticulture structures that can be erected as part of these new horticulture developments if they are visible from anywhere within the heritage precinct.

I seek the following decision from the Council:

(Give precise details. If seeking amendments, how would you like to see the provision amended?)

I would like the plan to extend the Heritage Boundary area


- I believe that the heritage overlay boundary should be extended to encompass the valley north of the Mission Station (to the bush and ridge), including Courthouse Lane and as far as the school (near the intersection of Waimate North Road).
- The farm/valley directly opposite the Mission on Te Ahu Ahu Road (formerly 'Cook's Farm') was the site of the first pastoral farm in New Zealand. This is clearly marked and recognised in the maps and illustrations of missionary settlers. This area is directly visible from the Mission and I believe that it should be included in the heritage area.
- On the edge of this farm, opposite Te Waimate's historic church, is a cluster of ancient trees where local Maori left their tūpāpaku/dead. It is my understanding that this area is of great spiritual significance to Maori, yet it is not within the proposed heritage boundary. Again, this area is clearly marked in the maps of early missionaries as a "knoll and sacred grove."
- Also near the Mission, Cook's Lane is the first road from Te Waimate to Kerikeri. It is narrow dirt lane, but is now being used by large, heavy trucks associated with the kiwifruit development. I believe that this road should be protected from heavy use such as this and included in the heritage area.
- I would like this plan to recognise and protect the view shafts in Te Waimate, as they were under the old 'special zone' in the former plan.

I believe that the council, in consultation with Heritage New Zealand, needs to gain a more thorough understanding of the features in Te Waimate heritage area and develop more robust protection so that the character and outstanding beauty of the area is preserved for future generations.

S73.001

S73.002



<input checked="" type="checkbox"/> I wish to be heard in support of my submission
<input type="checkbox"/> I do not wish to be heard in support of my submission <i>(Please tick relevant box)</i>
If others make a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No similar submission, I will consider presenting a joint case with them at a hearing
Do you wish to <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No present your submission via Microsoft Teams?
Signature of submitter: <i>(or person authorised to sign on behalf of submitter)</i>

Date: 16-10-2022
<i>(A signature is not required if you are making your submission by electronic means)</i>

Important information:

1. The Council must receive this submission before the closing date and time for submissions (5pm 21 October 2022)
2. Please note that submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your submission will only be used for the purpose of the District Plan Review.
3. Submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

Send your submission to:

Post to: Proposed District Plan
Strategic Planning and Policy, Far North District Council
Far North District Council,
Private Bag 752
KAIKOHE 0400

Email to: pdp@fndc.govt.nz

Or you can also deliver this submission form to any Far North District Council service centre or library, from 8am – 5pm Monday to Friday.

Submissions close 5pm, 21 October 2022

Please refer to pdp.fndc.govt.nz for further information and updates.

Please note that original documents will not be returned. Please retain copies for your file.

Note to person making submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further



- It contains offensive language
- It is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

SUBMISSION NUMBER

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