

Online Further Submission

Further Submitters Name Audrey Campbell-Frear

Further Submitter Number FS172

Wish to be heard Yes

FS qualifier a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)

FS qualifier reason Primary submitter (#209) and landowner affected by the proposed zoning and provisions in and around Kerikeri

Joint presentation Yes

Attention: Ms. Sarah Shaw

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Online further submitter? Yes

Date raw FS lodged 03/09/2023 6:42pm

FS172

FS172.001-416

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	Support/Oppose	FS Decision requested	Reasons
FS172.1	Robert Keith Beale	S475.002	General	General / Plan Content / Miscellaneous	Amend PDP by reviewing the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons stated in this primary submission and my primary submission.
FS172.3	Robert Keith Beale	S475.001	Planning maps	Horticulture Zone	Delete the proposed Horticulture Zone in its entirety, rezoning areas Rural Production, General Rural,	Support	Allow	The reasons given in this primary submission and in my primary submission.

Commercial or Rural Residential
Zones as appropriate.

FS172.4	Robert Keith Beale	S475.003	Planning maps	Mixed Use Zone	Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.5	Robert Keith Beale	S475.004	Planning maps	Mixed Use Zone	<p>Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <p>a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and</p> <p>b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission).</p> <p>If relief not sought is not accepted, that FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <p>a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and</p> <p>b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission).</p>	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.6	Adrian and Sue Knight	S325.002	General	General / Plan Content / Miscellaneous	Review the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; or	Support	Allow	The reasons given in this primary submission and in my primary submission.

If relief 1 is not accepted that FNDC amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.

FS172.7	Adrian and Sue Knight	S325.001	Planning maps	Horticulture Zone	Delete the proposed Horticulture Zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential zones as appropriate.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.8	Adrian and Sue Knight	S325.003	Planning maps	Mixed Use Zone	<p>Review the notified Mixed Use Zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity; and</p> <p>Rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <p>a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and</p> <p>b. at the Redwoods in accordance with the map in Appendix 1 to the submission.</p> <p>If relief sought 3(b) is not accepted, that FNDC establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <p>a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and</p> <p>b. at the Redwoods in accordance with the map in Appendix 1 to the</p>	Support	Allow	The reasons given in this primary submission and in my primary submission.

submission.

FS172.9	Adrian and Sue Knight	S325.004	Planning maps	Rural Residential Zone	Review the Rural Residential zone on the edge of Kerikeri and rezone land in accordance with the Map in Appendix 1 of the submission.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.10	Roger Atkinson	S534.003	General	General / Plan Content / Miscellaneous	Review the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; OR If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.11	Roger Atkinson	S534.004	General	General / Plan Content / Miscellaneous	1. Review the notified Mixed Use zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity; AND 1. Rezone land to an appropriate Commercial or Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and	Support	Allow	The reasons given in this primary submission and in my primary submission.

b. at the Redwoods in accordance with the map in Appendix 1.

If above relief sought is not accepted, establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur:

a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and

b. at the Redwoods in accordance with the map in Appendix 1.

FS172.12	Roger Atkinson	S534.007	General	General / Plan Content / Miscellaneous	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential as appropriate.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.13	Roger Atkinson	S534.001	Planning maps	Horticulture Zone	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential as appropriate.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.14	Roger Atkinson	S534.002	Planning maps	Mixed Use Zone	Review the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; OR If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.15	Roger Atkinson	S534.005	Planning maps	Mixed Use Zone	Review the notified Mixed Use zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish	Support	Allow	The reasons given in this primary submission and in my primary submission.

logical zone boundaries to enable appropriate business land capacity and development opportunity;

AND

Rezone land to an appropriate Commercial or Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur:

a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and

b. at the Redwoods in accordance with the map in Appendix 1.

If above relief sought is not accepted, establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur:

a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and

b. at the Redwoods in accordance with the map in Appendix 1.

FS172.16	Roger Atkinson	S534.006	Planning maps	Horticulture Zone	Delete Horticulture zoning of land to the west of Maraenui Drive and to the south of Access Road, as per Appendix 1 of submission, zone Rural Residential.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.17	John and Rose Whitehead	S535.001	Planning maps	Horticulture Zone	Delete Horticulture zoning of land to the west of Maraenui Drive and to the south of Access Road, as per Appendix 1 of submission, zone Rural Residential.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.18	John and Rose Whitehead	S535.002	Planning maps	Horticulture Zone	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural,	Support	Allow	The reasons given in this primary submission and in my primary submission.

Commercial or Rural Residential as appropriate.

FS172.19	John and Rose Whitehead	S535.003	Planning maps	Mixed Use Zone	Review the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; OR If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.20	John and Rose Whitehead	S535.004	General	General / Plan Content / Miscellaneous	Review the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; OR If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.21	John and Rose Whitehead	S535.005	General	General / Plan Content / Miscellaneous	1. Review the notified Mixed Use zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity; AND 1. Rezone land to an appropriate Commercial or	Support	Allow	The reasons given in this primary submission and in my primary submission.

Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur:

a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and

b. at the Redwoods in accordance with the map in Appendix 1.

If above relief sought is not accepted, establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur:

a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and

b. at the Redwoods in accordance with the map in Appendix 1.

FS172.22	John and Rose Whitehead	S535.006	Planning maps	Mixed Use Zone	<p>Review the notified Mixed Use zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity;</p> <p>AND</p> <p>Rezone land to an appropriate Commercial or Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <p>a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and</p>	Support	Allow	The reasons given in this primary submission and in my primary submission.
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b. at the Redwoods in accordance with the map in Appendix 1.

If above relief sought is not accepted, establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur:

a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and

b. at the Redwoods in accordance with the map in Appendix 1.

FS172.23	John and Rose Whitehead	S535.007	General	General / Plan Content / Miscellaneous	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential as appropriate.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.24	C Otway Ltd	S393.001	Planning maps	Horticulture Zone	Delete the proposed Horticulture Zone in its entirety, amending zoned areas to Rural Production, General Rural, Commercial or Rural Residential as appropriate.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.25	C Otway Ltd	S393.002	Planning maps	Mixed Use Zone	Amend the suite of commercial zones proposed and amend the Kerikeri town centre to a town centre zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township if that is not accepted amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.26	C Otway Ltd	S393.003	Planning maps	Mixed Use Zone	Amend the Mixed Use Zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable	Support	Allow	The reasons given in this primary submission and in my primary submission.

appropriate business land capacity and development.

FS172.27	C Otway Ltd	S393.004	Planning maps	Mixed Use Zone	<p>Amend the zoning of land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <p>a. along both sides of Kerikeri Road from the roundabout with State Highway 1A to Kerikeri town centre; and</p> <p>b. at the Redwoods in accordance with the map in Appendix 1. If this is not accepted FNDC establish an overlay / precinct or similiar, or amend the provisions of the applicable zone to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <p>a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre: and</p> <p>b. at the Redwoods in accordance with the map in Appendix 1.</p>	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.28	Karen and Graeme Laurie	S471.001	Planning maps	Horticulture Zone	Delete the proposed Horticulture Zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential Zones as appropriate.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.29	Karen and Graeme Laurie	S471.002	Mixed use	Rules	Amend PDP by reviewing the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission.

FS172.30	Karen and Graeme Laurie	S471.003	Planning maps	Mixed Use Zone	Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.31	Karen and Graeme Laurie	S471.004	Planning maps	Mixed Use Zone	<p>Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <p>a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and</p> <p>b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission).</p> <p>If relief not sought is not accepted, that FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <p>a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and</p> <p>b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission).</p>	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.32	Levin Stones Holding Limited, Keri Keri Park Lodge Limited	S549.001	Horticulture	Overview	Delete the proposed Horticulture Zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential Zones as appropriate.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.33	Levin Stones Holding Limited,	S549.002	Planning maps	Mixed Use Zone	Amend PDP by reviewing the suite of commercial zones proposed and rezone Kerikeri town centre to Town	Support	Allow	The reasons given in this primary submission and in my primary submission.

Keri Keri Park
Lodge Limited

Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.

FS172.34	Levin Stones Holding Limited, Keri Keri Park Lodge Limited	S549.003	Planning maps	Mixed Use Zone	Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.35	Levin Stones Holding Limited, Keri Keri Park Lodge Limited	S549.004	Planning maps	Horticulture Zone	<p>Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <p>a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and</p> <p>b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission).</p> <p>If relief not sought is not accepted, that FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <p>a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and</p> <p>b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission).</p>	Support	Allow	The reasons given in this primary submission and in my primary submission.

FS172.36	Levin Stones Holding Limited, Keri Keri Park Lodge Limited	S549.005	Planning maps	Horticulture Zone	Amend to review the Rural Residential zone on the edge of Kerikeri and rezone land to Rural Residential along the western side of Kerikeri Road south of Access Road to SH10.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.37	Hall Nominees Ltd	S252.001	Planning maps	Horticulture Zone	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential zones as appropriate.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.38	Hall Nominees Ltd	S252.002	Horticulture	Overview	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential zones as appropriate.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.39	Hall Nominees Ltd	S252.003	General	General / Plan Content / Miscellaneous	Amend the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; OR If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.40	Hall Nominees Ltd	S252.004	Planning maps	Mixed Use Zone	Amend the Mixed Use zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity; and Rezone land to an appropriate Commercial or Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State	Support	Allow	The reasons given in this primary submission and in my primary submission.

Highway 10 to Kerikeri town centre;
and

b. at the Redwoods in accordance
with the map in Appendix 1 to
submission.

If above relief sought (b) is not
accepted, establish an
overlay/precinct or similar, or amend
the provisions of the applicable
zone, to legitimise and enable tourist
and horticulture based commercial
activities to occur:

a. along both sides of Kerikeri Road
from the roundabout with State
Highway 10 to Kerikeri town centre;
and

b. at the Redwoods in accordance
with the map in Appendix 1 to
submission.

FS172.41	Hall Nominees Ltd	S252.005	Planning maps	Horticulture Zone	Delete the Horticulture zone on the edge of Kerikeri and rezone the land Rural Residential in accordance with the Map in Appendix 1 to the submission, i.e., to the southeast of the intersection of Maraenui Drive and Kerikeri Road.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.42	Hall Nominees Ltd	S252.006	General	General / Plan Content / Miscellaneous	Amend the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; OR If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission.
FS172.43	Horticulture New Zealand	S159.134	Horticulture	Overview	Retain the Overview	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.

FS172.44	Horticulture New Zealand	S159.135	Horticulture	HZ-O1	Retain Objective HZ-O1	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.45	Horticulture New Zealand	S159.136	Horticulture	HZ-O2	Retain Objective HZ-O2	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.46	Horticulture New Zealand	S159.137	Horticulture	HZ-O3	Retain Objective HZ-O3	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.47	Horticulture New Zealand	S159.138	Horticulture	HZ-P1	Retain Policy HZ-P1	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.48	Horticulture New Zealand	S159.139	Horticulture	HZ-P2	Amend Policy HZ-P2 to include: e) has the potential to create reverse sensitivity effect	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.49	Horticulture New Zealand	S159.140	Horticulture	HZ-P3	Retain Policy HZ-P3	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.50	Horticulture New Zealand	S159.141	Horticulture	HZ-P4	Amend Policy HZ-P4 as follows: Ensure residential activities and habitable buildings are designed and located to avoid, or otherwise mitigate, reverse sensitivity effects on horticulture activities, including adverse effects associated with dust, noise, spray drift and potable water collection	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.51	Horticulture New Zealand	S159.142	Horticulture	HZ-P5	Retain Policy HZ-P5	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.52	Horticulture New Zealand	S159.143	Horticulture	HZ-P7	Retain Policy HZ-P7	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.53	Horticulture New Zealand	S159.144	Horticulture	HZ-R1	Retain Rule HZ-R1	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.

FS172.54	Horticulture New Zealand	S159.145	Horticulture	HZ-R3	Amend Rule HZ-R3 to add: PER-2 The new building or structure, or extensions to an existing building or structure complies with standards: HZ-S1 Maximum height HZ-S2 Height in relation to boundary HZ-S3 Setback (excluding from MHWS or wetland, lake and river margins) HZ-S4 Setback from MHWS HZ-S5 Building or structure coverage HZ-S6 Buildings or structures used to house, milk or feed stock (excluding buildings used for an intensive indoor primary production activity)	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.55	Horticulture New Zealand	S159.146	Horticulture	HZ-R10	Retain Rule HZ-R10	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.56	Horticulture New Zealand	S159.147	Horticulture	HZ-R11	Amend Rule HZ-R11 to delete reference to 'versatile soils' and replace with 'highly productive land '	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.57	Horticulture New Zealand	S159.148	Horticulture	HZ-R12	Amend Rule HZ-R12 to change all activities with permitted activity status to a discretionary status	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.58	Horticulture New Zealand	S159.149	Horticulture	HZ-R13	Amend Rule HZ-R13 to change all activities with permitted activity status to a discretionary status	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.59	Horticulture New Zealand	S159.150	Horticulture	HZ-R13	Amend Rule HZ-R13 to include: DIS-4 A setback of 20m applies	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.

FS172.60	Horticulture New Zealand	S159.151	Horticulture	HZ-R14	Delete Rule HZ-R14	Support	Allow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.61	Horticulture New Zealand	S159.152	Horticulture	HZ-R7	Amend Rule HZ-R7 to apply to all rural industry	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.62	Horticulture New Zealand	S159.153	Horticulture	HZ-R15	Retain activity status for Rule HZ-R15	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.63	Horticulture New Zealand	S159.154	Horticulture	HZ-R16	Retain activity status for Rule HZ-R16	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.64	Horticulture New Zealand	S159.155	Horticulture	HZ-R17	Retain activity status for Rule HZ-R17	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.65	Horticulture New Zealand	S159.156	Horticulture	HZ-R18	Retain activity status for Rule HZ-R18	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.66	Horticulture New Zealand	S159.157	Horticulture	HZ-R19	Retain activity status for Rule HZ-R19	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.67	Horticulture New Zealand	S159.158	Horticulture	HZ-R20	Retain activity status for Rule HZ-R20	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.68	Horticulture New Zealand	S159.159	Horticulture	HZ-R21	Retain activity status for Rule HZ-R21	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.69	Horticulture New Zealand	S159.160	Horticulture	HZ-R22	Retain activity status for Rule HZ-R22	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.70	Horticulture New Zealand	S159.161	Horticulture	HZ-R23	Retain activity status for Rule HZ-R23	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.71	Horticulture New Zealand	S159.162	Horticulture	HZ-R24	Retain activity status for Rule HZ-R24	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.

FS172.72	Horticulture New Zealand	S159.163	Horticulture	HZ-R25	Retain activity status for Rule HZ-R25	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.73	Horticulture New Zealand	S159.164	Horticulture	HZ-R26	Retain activity status for Rule HZ-R26	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.74	Horticulture New Zealand	S159.165	Horticulture	HZ-S1	Not stated	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.75	Horticulture New Zealand	S159.166	Horticulture	HZ-S2	Amend Standard HZ-S2 by adding: This Standard does not apply to: v) Artificial crop protection structures	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.76	Horticulture New Zealand	S159.167	Horticulture	HZ-S3	Amend Standard HZ-S3 as follows: The building or structure, or extension or alteration to an existing building or structure must be setback at least 10m from all site boundaries, except 1. habitable buildings are setback at least 30m from the boundary of an unsealed road and 20m from side and rear boundaries; and 2. artificial crop protection and support structures are setback at least 3m 1m from all site boundaries	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.77	Horticulture New Zealand	S159.168	Horticulture	HZ-S5	Amend Standard HZ-S5 to delete reference to 'glass houses' and replace with 'greenhouses '	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.78	Two M Investments Limited	S317.002	Horticulture	HZ-R1	Retain rule HZ-R1.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.

FS172.79	Two M Investments Limited	S317.003	Horticulture	HZ-R2	Retain rule HZ-R2.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.80	Two M Investments Limited	S317.004	Horticulture	HZ-R3	Retain rule HZ-R3.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.81	Two M Investments Limited	S317.005	Horticulture	HZ-R4	Retain rule HZ-R4.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.82	Two M Investments Limited	S317.006	Horticulture	HZ-R5	Retain rule HZ-R5.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.83	Two M Investments Limited	S317.007	Horticulture	HZ-R6	Retain rule HZ-R6.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.84	Two M Investments Limited	S317.008	Horticulture	HZ-R7	Retain rule HZ-R7.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.85	Two M Investments Limited	S317.009	Horticulture	HZ-R8	Retain rule HZ-R8.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.86	Two M Investments Limited	S317.010	Horticulture	HZ-R9	Retain rule HZ-R9.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.87	Two M Investments Limited	S317.011	Horticulture	HZ-R10	Retain rule HZ-R10.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.88	Two M Investments Limited	S317.012	Horticulture	HZ-R11	Retain rule HZ-R11.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.89	Two M Investments Limited	S317.013	Horticulture	HZ-R12	Retain rule HZ-R12.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.90	Two M Investments Limited	S317.014	Horticulture	HZ-R13	Retain rule HZ-R13.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.

FS172.91	Two M Investments Limited	S317.015	Horticulture	HZ-R14	Retain rule HZ-R14.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.92	Two M Investments Limited	S317.016	Horticulture	HZ-R15	Retain rule HZ-R15.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.93	Two M Investments Limited	S317.017	Horticulture	HZ-R16	Retain rule HZ-R16.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.94	Two M Investments Limited	S317.018	Horticulture	HZ-R17	Retain rule HZ-R17.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.95	Two M Investments Limited	S317.019	Horticulture	HZ-R18	Retain rule HZ-R18.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.96	Two M Investments Limited	S317.020	Horticulture	HZ-R19	Retain rule HZ-R19.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.97	Two M Investments Limited	S317.021	Horticulture	HZ-R20	Retain rule HZ-R20.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.98	Two M Investments Limited	S317.022	Horticulture	HZ-R21	Retain rule HZ-R21.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.99	Two M Investments Limited	S317.023	Horticulture	HZ-R22	Retain rule HZ-R22.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.100	Two M Investments Limited	S317.024	Horticulture	HZ-R23	Retain rule HZ-R23.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.101	Two M Investments Limited	S317.025	Horticulture	HZ-R24	Retain rule HZ-R24.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.102	Two M Investments Limited	S317.026	Horticulture	HZ-R25	Retain rule HZ-R25.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.

FS172.103	Two M Investments Limited	S317.027	Horticulture	HZ-R26	Retain rule HZ-R26.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.104	Two M Investments Limited	S317.028	Horticulture	HZ-S1	Retain standard HZ-S1.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.105	Two M Investments Limited	S317.029	Horticulture	HZ-S2	Retain standard HZ-S2.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.106	Two M Investments Limited	S317.030	Horticulture	HZ-S3	Retain standard HZ-S3.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.107	Two M Investments Limited	S317.031	Horticulture	HZ-S4	Retain standard HZ-S4.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.108	Two M Investments Limited	S317.032	Horticulture	HZ-S5	Retain standard HZ-S5.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.109	Two M Investments Limited	S317.033	Horticulture	HZ-S6	Retain standard HZ-S6.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.110	Our Kerikeri Community Charitable Trust	S338.035	Horticulture	Rules	Retain the Horticulture zone	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.111	Rosemorn Industries Limited	S340.001	Horticulture	Overview	Delete the Horticulture Zone in favour of the Rural Production Zone.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone.
FS172.112	Rosemorn Industries Limited	S340.004	Horticulture	Rules	Amend, if Horticulture Zone is not deleted, provisions so that the extension of existing commercial or industrial activities are specifically provided for as a discretionary activity.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone.
FS172.113	Rosemorn Industries Limited	S340.005	Horticulture	Objectives	Amend, if Horticulture Zone is not deleted, include objectives to provide clear direction on when it is appropriate to extend existing	Support	Allow	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone.

commercial and/or industrial activities.

FS172.114	Rosemorn Industries Limited	S340.006	Horticulture	Policies	Amend, if Horticulture Zone is not deleted, include polices to provide clear direction on when it is appropriate to extend existing commercial and/or industrial activities.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone.
FS172.115	Kapiro Residents Association	S427.034	Horticulture	Rules	Amend to include specific policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.116	Kapiro Residents Association	S427.035	Horticulture	Policies	Amend to include specific policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.117	Kapiro Conservation Trust	S449.038	Horticulture	Rules	Retain the Horticulture zone	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.118	Kapiro Conservation Trust	S449.067	Horticulture	Policies	Amend to include specify policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.119	Kapiro Conservation Trust	S449.068	Horticulture	Rules	Amend to include specify policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.120	Yvonne Steinemann	S455.002	Horticulture	Objectives	amend objectvies of horticulture special purpose zone to have clear parameters of operation that give residents top priority, and do not impact whatsoever on residents and nearby rural lifestyle folks.	Support in part	Allow	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone.
FS172.121	Yvonne Steinemann	S455.003	Horticulture	Policies	amend policies of horticulture special purpose zone to have clear parameters of operation that give residents top priority, and do not	Support in part	Allow	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone.

impact whatsoever on residents and nearby rural lifestyle folks.

FS172.122	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	S522.024	Horticulture	Rules	Retain the Horticulture zone	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.123	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	S522.049	Horticulture	Policies	Amend to include specific policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.124	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	S522.050	Horticulture	Rules	Amend to include specific policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.125	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	S527.028	Horticulture	HZ-P2	Retain HZ-P2 as notified (inferred)	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.126	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	S527.029	Horticulture	HZ-P5	Amend HZ-P5 to 'avoid' subdivision (inferred)	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.127	Carbon Neutral NZ Trust	S529.037	Horticulture	Rules	Retain the Horticulture zone (inferred)	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.128	Carbon Neutral NZ Trust	S529.153	Horticulture	HZ-P2	Amend HZ-P2 to reference land use and subdivision (inferred)	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.129	Carbon Neutral NZ Trust	S529.154	Horticulture	HZ-P5	Amend HZ-P5 to 'avoid' Manage Avoid the subdivision of land in the Horticulture zone to: <ul style="list-style-type: none"> 1. avoid fragmentation that results in loss of highly productive land for use by horticulture and other farming activities; 2. ensure the long-term viability of the highly productive land resource to undertake a range of horticulture uses; 	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.

3. enable a suitable

FS172.130	Carbon Neutral NZ Trust	S529.159	Horticulture	Policies	Amend policies to be protect a key natural resource - productive land - now and for future generations.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.131	Carbon Neutral NZ Trust	S529.166	Horticulture	Rules	Amend rules to protect a key natural resource - productive land - now and for future generations.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.132	Michael John Winch	S67.012	Horticulture	HZ-R2	Amend the permitted activity threshold for impermeable surfaces coverage in the Horticulture zone to 1%.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.133	Michael John Winch	S67.013	Horticulture	HZ-R2	Insert a further matter of discretion: the adverse effects on the life-supporting capacity of soil and the protection of highly productive land.	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.134	Puketotara Lodge Ltd	S188.001	Planning maps	Horticulture Zone	Delete the proposed Horticulture Zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential Zones as appropriate.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone.
FS172.135	Puketotara Lodge Ltd	S188.004	Planning maps	Mixed Use Zone	Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road frm the roundabout with State Highway 10to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission). If relief not sought is not accepted, that FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitmise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road frm the roundabout with State	Support	Allow	For the reasons set out in this primary submission and my primary submission.

Highway 10 to Kerikeri town centre;
and

b. at the Redwoods in accordance
with the map in Appendix 1 (refer to
full submission).

FS172.136	Anton Kusanic	S260.001	Planning maps	Horticulture Zone	Amend the proposed Horticulture Zoning considering the bigger long-term picture. In particular rezone all Horticulture Zoned land along Onekura Road, Pungaere and offshoots from proposed Horticulture Zone to Rural Lifestyle Zone.	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.
FS172.137	Trent Simpkin	S284.001	Planning maps	Horticulture Zone	Amend the entire application of the zoning of Horticulture Zone surrounding Kerikeri (some 70-75 square kilometers) to look at areas more closely and tailor the zoning to the landuse. Rezone land used for residential activities within the proposed Horticulture Zone (e.g. Blue Gum Lane) from Horticulture Zone to Rural Residential Zone. A broad-brush approach based on soil versatility maps should not be used (see map attached to original submission).	Support	Allow	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone and support reconsideration of inconsistent zoning.
FS172.138	Tristan Simpkin	S288.001	Planning maps	Horticulture Zone	Amend the entire application of the zoning of Horticulture Zone surrounding Kerikeri (some 70-75 square kilometers) to look at areas more closely and tailor the zoning to the landuse. Rezone land used for residential activities within the proposed Horticulture Zone (e.g. Blue Gum Lane) from Horticulture Zone to Rural Residential Zone. A broad-brush approach based on soil versatility maps should not be used (see map attached to original submission).	Support	Allow	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone and support reconsideration of inconsistent zoning.

FS172.139	Northland Regional Council	S359.016	Planning maps	Rural Production Zone	Amend the planning maps to rezone avocado orchards in the Aupōuri Peninsula and in the Awanui area from Rural Production to Horticulture (inferred)	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.140	Northland Regional Council	S359.017	Planning maps	Rural Production Zone	Amend the planning maps to rezone the service catchment of the mid-north water storage project near Kaikohe from Rural Production to Horticulture (inferred)	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.141	Blair and Deanne Rogers	S366.001	Planning maps	Horticulture Zone	Amend and rezone the area identified in the submission as Rural Production zone; or In the alternative, delete the proposed 'Horticulture Zone' in its entirety, as a planning method that has been applied inconsistently and inappropriately across the Far North District.	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.
FS172.142	Kathleen Jones	S417.002	Planning maps	Horticulture Zone	Amend Horticulture zoning to revert residential land not suitable for horticulture back to Rural Residential zone (inferred).	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.
FS172.143	Kapiro Residents Association	S426.001	Planning maps	Rural Lifestyle Zone	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from rural lifestyle zone to Horticulture zone or Rural Production zone.	Oppose	Disallow in part	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.144	Kapiro Conservation Trust	S444.001	Planning maps	Rural Lifestyle Zone	Amend the Rural Lifestyle zoning of Lot 1001 DP 532487 (known as Tubbs farm) to either the Horticulture zone or Rural Production zone.	Oppose	Disallow in part	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.145	New Zealand Eco Farms Ltd	S456.001	Planning maps	Horticulture Zone	rezone 74 Sandys Road, Waipapa. The farm is held in two separate titles referenced RT 989168 (Lot 9 DP 560482, Lot 2 DP 468688, Lot 3 DP 468688, Lot 4 DP 527025 and Section 52 Blk XII Kaeo SD) and NA93A/957 (Lot 2 DP 156008). The farm has a combined area of 117.6311ha from Horticulure zone to	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.

reflect the mapped highly versatile soils/ highly productive land

or

As an alternative to the relief sought above, the Horticultural Zone should be abandoned in favour of the Rural Production Zone.

FS172.146	Northland Planning and Development 2020 Limited	S502.102	Planning maps	Horticulture Zone	Amend the Horticulture zone in the vicinity of Access Rd Kerikeri, as identified in the submission, to Rural Residential zone.	Support	Allow	For the reasons set out in my primary submission to delete the Horticulture Zone and to rezone land to Rural Residential.
FS172.147	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	S526.001	Planning maps	Rural Lifestyle Zone	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) and zone it Horticulture zone or Rural Production zone.	Oppose	Disallow in part	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.148	Carbon Neutral NZ Trust	S529.110	Planning maps	Rural Lifestyle Zone	Amend the zoning of lot 1001 DP 532487 (known as Tubbs Farm) from Rural Lifestyle to be re-zoned in Horticulture zone or Rural Production	Oppose	Disallow in part	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.149	Kathryn and Al Panckhurst	S537.001	Planning maps	Rural Lifestyle Zone	Delete the Rural Lifestyle zoning of Lot 1001 DP 532487 (agricultural farmland known as Tubbs farm, Kapiro Road), rezone Horticulture or Rural Production	Oppose	Disallow in part	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.150	John Neison	S558.001	Planning maps	Rural Lifestyle Zone	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from rural lifestyle zone to Horticulture zone or Rural Production zone.	Oppose	Disallow in part	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.151	Jeff Christensen	S564.001	Planning maps	Rural Lifestyle Zone	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from rural lifestyle zone to Horticulture zone or Rural Production zone.	Oppose	Disallow in part	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.152	Robert Sintes	S61.001	Planning maps	Horticulture Zone	Delete the Horticulture zoning of Lot 1 DP 564639 (90 Wiroa Road) and Lot 2 DP 564639 (90A Wiroa Road), zone Rural Residential.	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.
FS172.153	Deidre Putt	S68.001	Planning maps	Rural Lifestyle Zone	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from	Oppose	Disallow in part	For the reasons set out in my primary submission to delete the Horticulture Zone.

rural lifestyle zone to Horticulture zone or Rural Production zone.

FS172.154	Jeffrey Putt	S76.001	Planning maps	Rural Lifestyle Zone	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from rural lifestyle zone to Horticulture zone or Rural Production zone.	Oppose	Disallow in part	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.155	Christopher Baker	S83.001	Planning maps	Rural Lifestyle Zone	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) and zone it Horticulture zone or Rural Production zone.	Oppose	Disallow in part	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.156	Dianne Margret Pope	S88.001	Planning maps	Rural Lifestyle Zone	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from rural lifestyle zone to Horticulture zone or Rural Production zone.	Oppose	Disallow in part	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.157	Ian Harold Pope	S89.001	Planning maps	Rural Lifestyle Zone	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from rural lifestyle zone to Horticulture zone or Rural Production zone.	Oppose	Disallow in part	For the reasons set out in my primary submission to delete the Horticulture Zone.
FS172.158	McDonalds Restaurants (NZ) Limited	S385.031	General approach	District Plan Framework	Amend the Strategic Direction Chapter to: - Provide clear direction for growth and development throughout the Far North District. - Include appropriate policy to give effect to strategic direction objectives. - Establish a centre hierarchy to set a clear policy direction for the larger urban areas within the District, and amend zoning as necessary to implement the hierarchy. - Evaluate objectives in accordance with section 32AA to confirm that these are the most appropriate objectives.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to review commercial zones.
FS172.159	Kapiro Conservation Trust	S446.034	General approach	District Plan Framework	Amend to introduce additional commercial and mixed use zones to better manage the larger urban centers (such as Kerikeri) and develop a set of urban design guidelines to be referenced	Support	Allow	For the reasons set out in this primary submission and in my primary submission to review commercial zones.

FS172.160	Kapiro Conservation Trust	S446.040	General approach	District Plan Framework	Amend to introduce additional commercial and mixed use zones to better manage the larger urban centers (such as Kerikeri) and develop a set of urban design guidelines to be referenced	Support	Allow	For the reasons set out in this primary submission and in my primary submission to review commercial zones.
FS172.162	Our Kerikeri Community Charitable Trust	S271.033	General	General / Plan Content / Miscellaneous	Insert additional commercial and mixed use zones and urban design guidelines to better manage the larger urban centers.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to review commercial zones.
FS172.163	McDonalds Restaurants (NZ) Limited	S385.018	General	General / Plan Content / Miscellaneous	Amend suite of commercial zoning.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to review commercial zones.
FS172.164	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	S524.033	General	General / Plan Content / Miscellaneous	Insert additional commercial and mixed use zones and urban design guidelines to better manage the larger urban centers.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to review commercial zones.
FS172.165	Carbon Neutral NZ Trust	S529.098	General	General / Plan Content / Miscellaneous	Amend to include additional commercial and mixed use zones and urban design guidelines to better manage the larger urban centers.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to review commercial zones.
FS172.166	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	S344.002	General	General / Plan Content / Miscellaneous	Amend the approach to commercial zones and reconsider the most appropriate zoning of the subject site. Insert a clear strategic direction for a compact urban form and establish a centres hierarchy within the Plan. Amend the approach to commercial zones and reconsider the most appropriate zoning for existing centres and villages which accurately reflects existing and planned levels of development specific to those areas. Insert sufficient section 32 evaluation to support the approach to zoning.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to review commercial zones.

FS172.167	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	S344.027	General	General / Plan Content / Miscellaneous	<p>Insert clear strategic direction for a compact urban form and establish a centres hierarchy within the Plan.</p> <p>Amend the approach to commercial zones and reconsider the most appropriate zoning for existing centres and villages which accurately reflects existing and planned levels of development specific to those areas.</p> <p>Insert sufficient section 32 evaluation to support the approach to zoning.</p> <p>Amend and reconsider MUZ and rezone the subject site to an appropriate and enabling commercial zone.</p>	Support	Allow	For the reasons set out in this primary submission and in my primary submission to review commercial zones.
FS172.168	Foodstuffs North Island Limited	S363.037	General	General / Plan Content / Miscellaneous	<p>Amend to reconsider the approach to commercial zones and reconsider the most appropriate zoning for existing centres and villages which accurately reflects existing and planned levels of development specific to those areas. Provide sufficient section 32 evaluation to support the approach to zoning</p>	Support	Allow	For the reasons set out in this primary submission and in my primary submission to review commercial zones.
FS172.169	Paul Wright	S280.002	Planning maps	Rural Residential Zone	<p>Amend zoning of land at 316 - 342 Kerikeri Road, Kerikeri from Rural Residential Zone to Mixed Use Zone.</p>	Support	Allow	For the reasons set out in this primary submission and in my primary submission to rezone Kerikeri fringe to commercial.
FS172.170	Paul Wright	S301.001	Planning maps	Rural Residential Zone	<p>Amend zoning of 316-342 Kerikeri Road, Kerikeri from Rural Residential to Mixed use.</p>	Support	Allow	For the reasons set out in this primary submission and in my primary submission to rezone Kerikeri fringe to commercial.
FS172.171	Foodstuffs North Island Limited	S363.018	Planning maps	Mixed Use Zone	<p>Amend the proposed district plan to provide clear strategic direction for a compact urban form and establish a centres hierarchy within the Plan. Reconsider the approach to commercial zones and reconsider the most appropriate zoning for existing centres and villages which accurately reflects existing and planned levels of development</p>	Support	Allow	For the reasons set out in this primary submission and in my primary submission to review commercial zones.

specific to those areas. Provide sufficient section 32 evaluation to support the approach to zoning.

FS172.172	Turnstone Trust	S499.001	Planning maps	General Residential Zone	Amend zoning of part of the land at 126A - 126B Kerikeri Road, Kerikeri from General Residential Zone to Mixed Use Zone (refer to submission for map of proposed zoning).	Support	Allow	For the reasons set out in this primary submission and in my primary submission to rezone Kerikeri fringe to commercial.
FS172.173	Jane E Johnston	S560.005	Planning maps	Mixed Use Zone	Amend the extent of the Mixed Use Zone to reduce the area of land covered by the zone by between 1/2 and 3/4 to allow for high density residential living, without the encumbrance of having to also provide for commercial use.	Oppose	Disallow	For the reasons set out in in my primary submission to rezone Kerikeri fringe to commercial.
FS172.174	Jane E Johnston	S560.006	Planning maps	Mixed Use Zone	Amend the application of the Mixed Use Zone so areas are not contiguous and are established as nodes to allow for precincts of like activities to emerge and to allow for separation of travel and flow between nodes.	Oppose	Disallow	For the reasons set out in my primary submission to rezone Kerikeri fringe to commercial.
FS172.175	Kāinga Ora Homes and Communities	S561.111	Planning maps	Mixed Use Zone	Amend the Mixed Use Zone in Kerikeri by replacing it with a Town Centre zone as shown in Appendix 3 and Appendix 5 of this submission.	Support in part	Allow in part	For the reasons set out in this primary submission and in my primary submission to review commercial zones (support TCZ but not 6 storey height)
FS172.176	Kāinga Ora Homes and Communities	S561.003	General	General / Plan Content / Miscellaneous	Insert the following section in the 'How the Plan Works' section of the FNPDP or alternatively similar wording within each section of the Plan in reference to the Restricted Discretionary activities listed in the section. Alternatively this could be included in each chapter of the Proposed District Plan to assist with clarification.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to enable efficient development.

Notification:

(1) Any application for resource consent for Restricted Discretionary activities will be considered without public or

limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:

(2) Any application for resource consent for an activity listed as Discretionary or Non-complying will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

FS172.177	Kāinga Ora Homes and Communities	S561.079	Mixed use	MUZ-O1	Retain MUZ-O1 as notified with the introduction of a Town Centre zone for Kerikeri.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to review commercial zones (support TCZ but not 6 storey height).
FS172.178	Kāinga Ora Homes and Communities	S561.117	Mixed use	Overview	Insert new provisions as set out in Appendix 5 to support the introduction of the proposed Town Centre zone.	Support in part	Allow in part	For the reasons set out in this primary submission and in my primary submission to review commercial zones (support TCZ but not 6 storey height).
FS172.179	Kāinga Ora Homes and Communities	S561.118	Mixed use	Objectives	Insert new provisions as set out in Appendix 5 to support the introduction of the proposed Town Centre zone.	Support in part	Allow in part	For the reasons set out in this primary submission and in my primary submission to review commercial zones (support TCZ but not 6 storey height).
FS172.180	Kāinga Ora Homes and Communities	S561.119	Mixed use	Policies	Insert new provisions as set out in Appendix 5 to support the introduction of the proposed Town Centre zone.	Support in part	Allow in part	For the reasons set out in this primary submission and in my primary submission to review commercial zones (support TCZ but not 6 storey height).
FS172.182	Kāinga Ora Homes and Communities	S561.121	Mixed use	Standards	Insert new provisions as set out in Appendix 5 to support the introduction of the proposed Town Centre zone.	Support in part	Allow in part	For the reasons set out in this primary submission and in my primary submission to review commercial zones (support TCZ but not 6 storey height).
FS172.183	Alan and Pat Strang	S20.001	Planning maps	Rural Residential Zone	Delete Rural Residential zoning of 316A Kerikeri Road, Kerikeri, zone Mixed Use	Support	Allow	For the reasons set out in this primary submission and in my primary submission to rezone Kerikeri fringe to commercial.

FS172.184	Our Kerikeri Community Charitable Trust	S338.005	Planning maps	General / Miscellaneous	Amend zoning to reflect that areas of land to the north of Landing Road and the southern part of Kerikeri Road are not suitable as future growth areas [inferred].	Oppose	Disallow	For the reasons set out in my primary submission to rezone Kerikeri fringe to commercial.
FS172.186	Lynley Newport	S101.001	Subdivision	SUB-O1	Amend SUB-O1, parts (c) and (d) as follows: c) does not significantly increase the risk of reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate, d) does not significantly increase the risk of the land not being able to be used in a manner consistent with the zone's objectives and policies.	Support	Allow	For the reasons set out in this primary submission.
FS172.187	Lynley Newport	S102.001	Rural production	RPROZ-O2	Amend RPROZ-O2 to read : The Rural Production Zone is primarily used for	Support	Allow	For the reasons set out in this primary submission.
FS172.188	Lynley Newport	S103.001	Rural production	RPROZ-P2	Amend the Rural Production Zone policy RPROZ-P2 by adding a part (c): Enabling activities that do not support primary production activities but where they do not adversely affect the ability of the site to continue with primary production use.	Support	Allow	For the reasons set out in this primary submission.
FS172.189	Lynley Newport	S103.002	Rural production	RPROZ-P5	Amended Policy RPROZ-P5 to read: Manage land use so that: a. It is compatible with the purpose, character and amenity of the Rural Production Zone; b. It enables activities with a functional need to locate in the Rural Production Zone; c. Does not result in a more than minor loss of productive capacity of highly productive land;	Support	Allow	For the reasons set out in this primary submission.

d. Does not exacerbate natural hazards; and

e. Can provide appropriate on-site infrastructure.

FS172.190	Lynley Newport	S103.003	Rural production	RPROZ-P6	<p>Deleted RPROZ-P6 from the zone policies.</p> <p>If it is to remain, Amend as follows (removing the concept of "avoid" and associated negative, restrictive connotations):</p> <p>Manage subdivision so that:</p> <p>a. the loss of highly productive land [or use by [arming activities is avoided, where possible, and were avoidance is not possible, the loss has only minor impact on the availability of highly productive land for productive purposes.</p> <p>b. the land is not fragmented into parcel sizes that are no longer able to support farming activities, taking into account....(remainder unchanged);</p> <p>c. smaller lot sizes and rural lifestyle living is encouraged where there is an environmental benefit.</p>	Support in part	Allow in part	Support deletion for the reasons set out in this primary submission, but not the wording for the alternative relief amendments.
FS172.191	Lynley Newport	S104.001	Rural production	RPROZ-R3	<p>Amend Rule RPROZ-R3 DIS-1 as follows -</p> <p>The site area per residential unit is at least 6ha 4ha.</p>	Support	Allow	For the reasons set out in this primary submission.
FS172.192	Lynley Newport	S106.001	Rural residential	RRZ-P2	<p>Amend RRZ-P2 to read:</p> <p>Avoid Manage new activities that are potentially incompatible with the role, function and predominant character and amenity of the Rural Residential Zone including by:</p> <p>Ensuring activities that are contrary to are consistent with the density anticipated for in the Rural Residential</p>	Support	Allow	For the reasons set out in this primary submission.

*Zone, or where the existing density is already more than that anticipated by the zone, ensuring that activities do not increase that existing density; primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and Ensuring any adverse amenity effects are avoided, remedied or mitigated; Enable commercial or industrial activities that are more appropriately located in an urban zone or a Settlement Zone **only where those activities are compatible with, and create no greater effects than, activities provided for in the zone.***

FS172.193	Lynley Newport	S106.002	Rural residential	RRZ-P4	Delete Policy RRZ-P4, or, if the policy is to be retained, amend as follows: Require Encourage all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary: telecommunications: fibre where it is available; copper where fibre is not available; copper where the area is identified for future fibre deployment. local electricity distribution network. And where it is proposed to rely on alternatives to the reticulated services outlined above, the alternative shall be capable of providing the same level of service as conventional reticulated services.	Support	Allow	For the reasons set out in this primary submission.
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FS172.194	Lynley Newport	S108.001	Subdivision	SUB-S8	Amend SUB-S8 to allow for the option of providing an esplanade strip.	Support	Allow	For the reasons set out in this primary submission.
FS172.195	Lynley Newport	S109.001	Subdivision	SUB-S6	Amend SUB-S6 (inferred) as follows: Add new clause 3: 3. Or alternative means, provided that where it is proposed to rely on alternatives to the reticulated services outlined above, the alternative shall be capable of providing the same level of service as conventional reticulated services.	Support	Allow	For the reasons set out in this primary submission.
FS172.196	Lynley Newport	S110.001	Subdivision	SUB-S3	Amend SUB - S3 all new allotments shall be provided with the ability to connect to a safe potable water supply with an adequate capacity for the respective potential land uses. This may be either by way of a connection to a Council reticulated water supply system, or by way of an on-site water supply system	Support	Allow	For the reasons set out in this primary submission.
FS172.197	Lynley Newport	S110.002	Subdivision	SUB-S5	Amend SUB-S5 All allotments shall be provided with either the ability to connect to a Council owned reticulated wastewater scheme, a privately owned reticulated wastewater scheme constructed pursuant to a Discharge Consent, or a means of treating and disposing of wastewater within the site area of the allotment	Support	Allow	For the reasons set out in this primary submission.
FS172.198	Lynley Newport	S111.001	Subdivision	SUB-S2	Amend SUB-S2 as follows: Allotments created must be able to accommodate a building envelope of the minimum area specified below, which does not encroach into the permitted activity boundary setbacks	Support	Allow	For the reasons set out in this primary submission.

for the relevant zone or into an area that does not allow a building to be located
~~4m x14m~~ **196m2**, ~~30m x30m~~ **900m2**

FS172.199	Lynley Newport	S112.001	Subdivision	SUB-S1	Amend SUB-S1, minimum lot sizes applying to the Rural Production Zone to: Controlled Activity: 40ha; Restricted Discretionary Activity: 12ha; OR up to 3 lots of between 4,000m2 and 8,000m2 over the period of the life of the District Plan, provided (a) there is a remaining balance of 12ha; (b) the total area of the three lots does not exceed 2ha; Discretionary Activity: 4ha.	Support	Allow	For the reasons set out in this primary submission.
FS172.201	Lynley Newport	S116.001	Subdivision	SUB-R6	Retain Rule SUB-R6, subject to the following amendments to activity status: <i>Activity status where compliance not achieved with RDIS -1, RDIS-2, RDIS-3, RDIS-4, and RDIS-5, RDIS-6, RDIS-7 and RDIS-8 is not achieved:</i> <i>Discretionary</i> <i>Activity status where compliance not achieved with RDIS-6, RDIS-7 and RDIS-8 is not achieved. Non-complying</i>	Support	Allow	For the reasons set out in this primary submission.
FS172.202	Lynley Newport	S116.002	Subdivision	SUB-R6	Add as part of RDIS-2 <i>"Any area already legally protected must have been voluntarily protected by the landowner and not required by the Council has a condition of resource consent or previously used to obtain any bonus provision as provided for in any previous Operative District Plan"</i> .	Support	Allow	For the reasons set out in this primary submission.

Under Table 1, in first column, amend heading to:

"Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title."

Amend first row of Table 1 to read:

*Greater than 4ha – less than **Up to** 10ha*

Amend RDIS-4 as follows:

*The subdivision **includes or** proposes to protect**ion** all areas of indigenous vegetation, indigenous habitat or natural wetland by way of a conservation covenant pursuant to the Reserves Act 1977 or the Queen Elizabeth II National Trust Act 1977.*

FS172.203	Lynley Newport	S116.003	Subdivision	SUB-R6	Amend RDIS-6 as follows:	Support	Allow	For the reasons set out in this primary submission.
					<ul style="list-style-type: none">• <i>All proposed new environmental bonus (additional) allotments are to be a minimum size of 2ha in area and the balance lot must be greater than 40ha 4,000m²".</i>• Amend the balance lot requirements - First preference is to delete any minimum lot requirement for the balance allotment; second preference if there must be a minimum size for any balance (which may include the area to be protected) is a 12ha minimum size. This provides for up to say 10ha of protected habitat within a 12ha property, plus one or two bonus lots. There are enough caveats in the remaining RDIS requirements to ensure the			

lots are capable of supporting their intended use; to ensure protection of habitat; and to ensure protection of highly versatile soils.

FS172.204	Lynley Newport	S116.004	Subdivision	SUB-R6	<p>Amend RDIS-7 as follows This rate has not been used previously to gain an additional subdivision entitlement Where the full rights for bonus lot(s) as specified in Tables 1 and 2 have not been utilised, the landowner can apply again to use up the available allowance</p> <p>OR</p> <p>As a second preference and as already stated in submission, make the inability to comply with RDIS-7 as currently written, a discretionary activity. This would mean a landowner could come back for a second application but as a discretionary activity rather than restricted discretionary.</p>	Support	Allow	For the reasons set out in this primary submission.
FS172.205	Lynley Newport	S118.001	Subdivision	SUB-P7	<p>Amend SUB-P7 to read:</p> <p>Require the vesting of esplanade reserves, or establishment of esplanade strips, when subdividing land adjoining the coast or other qualified waterbodies.</p>	Support	Allow	For the reasons set out in this primary submission.
FS172.206	Lynley Newport	S118.002	Subdivision	SUB-P8	<p>Amend SUB-P8 to read:</p> <p>Provide opportunities for rural lifestyle subdivision in the Rural Production zone where the subdivision:</p> <p>a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan schedule; and/or</p> <p>b. will not result in the material loss of versatile soils for primary production activities.</p>	Support	Allow	For the reasons set out in this primary submission.

FS172.207	Lynley Newport	S118.003	Subdivision	SUB-P9	Amend SUB-P9 to read: Provide for rural lifestyle subdivision in the Rural Production zone, and for Rural Residential subdivision in the Rural Lifestyle zone where the development achieves the environmental outcomes required in the management plan subdivision rule.	Support	Allow	For the reasons set out in this primary submission.
FS172.208	Lynley Newport	S119.001	Subdivision	SUB-R1	Amend SUB-R1 to read as below and delete SUB-S6 Telecommunications and Power Supply CON-1 1. The boundary adjustment complies with standards: SUB-1 Minimum allotment sizes for controlled activities, except where existing allotments are already of a size that is non-compliant, the overall degree of non-compliance is not be increased; SUB-S2 Requirements for building platforms for each allotment; SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; and SUB-S6 Easements for any purpose;	Support	Allow	For the reasons set out in this primary submission.
FS172.209	Lynley Newport	S120.001	General	General / Plan Content / Miscellaneous	Amend objectives and policies that start with the word "avoid" to see if the negative restrictive language can be replaced with more enabling language.	Support	Allow	For the reasons set out in this primary submission.
FS172.210	Lynley Newport	S121.001	Definitions	IMPERMEABLE SURFACE	Amend Impermeable Surface definition - go back to the drawing board and reach consensus with the district's engineering fraternity as to (a) what truly constitutes an impermeable surface; and (b) then	Support	Allow	For the reasons set out in this primary submission.

look to treat shared ROW's the same way as Access Lots;

FS172.211	Lynley Newport	S121.002	Planning maps	General / Miscellaneous	Insert a map layer in the District Plan showing road hierarchy classifications.	Support	Allow	For the reasons set out in this primary submission.
FS172.212	Lynley Newport	S121.003	Definitions	NO NET LOSS	Amend definition of "no net loss" to read: "means that the measurable positive effects of actions match any measurable loss of extent or values..."	Support	Allow	For the reasons set out in this primary submission.
FS172.213	Lynley Newport	S121.004	Definitions	RURAL TOURISM ACTIVITY	Amend definition of "rural tourism activity" to include visitor accommodation - delete exclusion 3.	Support	Allow	For the reasons set out in this primary submission.
FS172.214	Lynley Newport	S121.005	Definitions	SENSITIVE ENVIRONMENT	Amend definition of "sensitive environment" by deleting item 8.	Support	Allow	For the reasons set out in this primary submission.
FS172.215	Lynley Newport	S123.001	Coastal environment	CE-S1	Amend CE-S1. 1: The maximum height of any new building or structure above ground level is 6m and must not exceed the height of the nearest ridgeline, headland or peninsula within or adjacent to the property. Similar wording change should be made to CE-S1. 2.	Support	Allow	For the reasons set out in this primary submission.
FS172.216	Lynley Newport	S124.001	General residential	GRZ-P2	Amend GRZ-P2 to read: Encourage all subdivision leave a-d unchanged; add sentence at the end; And where it is proposed to rely on alternatives to the reticulated services outlined above, the alternative shall be capable of providing the same level of service as conventional reticulated services.	Support	Allow	For the reasons set out in this primary submission.
FS172.217	Lynley Newport	S132.001	Kororāreka Russell Township	KRT-P2	Amend KRTZ-P2 to read: Encourage all subdivision..... leave a-f unchanged (except 'f' should	Support	Allow	For the reasons set out in this primary submission.

read potable, not portable water);
add sentence

at the end;

And

where it is proposed to rely on alternatives to the reticulated services outlined above, the alternative shall be capable of providing the same level of service as conventional

reticulated services.

FS172.218	Lynley Newport	S135.001	Planning maps	Rural Lifestyle Zone	Amend the zoning of the district to identify additional areas that can and should be zoned Rural Lifestyle.	Support	Allow	For the reasons set out in this primary submission.
FS172.219	Lynley Newport	S137.004	General	General / Plan Content / Miscellaneous	Retain the Mixed Use zone	Oppose	Disallow	For the reasons set out in my primary submission seeking to review commercial zones.
FS172.220	Northland Planning and Development 2020 Limited	S502.002	Definitions	HIGHLY PRODUCTIVE LAND	Amend the definition of Highly Productive Land: means land that is, or has the potential to be, highly productive for farming activities. It includes versatile soils and Land Use Capability Class 4 land and other Land Use Capability classes Land Use Capability, or has the potential to be, highly productive having regard to: a. Soil type; b. Physical characteristics; c. Climate conditions; and d. Water availability.	Support	Allow	For the reasons set out in this primary submission.
FS172.221	Northland Planning and Development 2020 Limited	S502.010	Definitions	RURAL TOURISM ACTIVITY	Amend the definition of Rural Tourism Activity: means the use of land or buildings for people to visit and experience the tourism activities within the rural environment. It does not include:	Support	Allow	For the reasons set out in this primary submission.

1. Rural production retail
2. Rural production manufacturing
3. Visitor accommodation
4. Home business

Amend the definition of Rural Tourism Activity to clarify if associated tourism retail is covered by the definition of Rural Tourism Activity.

FS172.222	Northland Planning and Development 2020 Limited	S502.047	Rural production	RPROZ-R5	Amend RPROZ-R5 PER-1 The home business is undertaken within: 1. a residential unit; or 2. an accessory building that does not exceed 40m² GFA ; or 3. a minor residential unit.	Support	Allow	For the reasons set out in this primary submission.
FS172.223	Northland Planning and Development 2020 Limited	S502.050	Rural production	RPROZ-R22	Amend RPROZ-R22 Matters of discretion are restricted to: a. the character and appearance of the building(s); b. the link between the tourism activity and the rural environment and/or the site ; c. the siting of the building(s), decks and outdoor areas including parking relative to adjoining sites; d. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas; e. ability of the supporting roading network to cater for the additional vehicular and if applicable cycling and pedestrian traffic; f. servicing requirements and any constraints of the site;	Support	Allow in part	For the reasons set out in this primary submission (with respect to the first amendment).

g. whether the location of the building(s) and rural tourism activity could create reverse sensitivity effects on adjacent and surrounding primary production activities;

h. whether the development will result in the site being unable to continue to undertake a primary production activity or undertake one in the future due to loss of productive land;

i. whether the layout of the development maintains the existing rural character of the surrounding area;

j. any lighting or noise effects;

k. the frequency of the use, hours and days of operation and the number of people it can cater for;

l. any natural hazard affecting the site or surrounding area.

m. Whether the tourism activity could be operated on another site.

FS172.224	Northland Planning and Development 2020 Limited	S502.051	Rural production	RPROZ-R24	Delete RPROZ-R24 RDIS-2	Support	Allow	For the reasons set out in this primary submission.
FS172.225	Northland Planning and Development 2020 Limited	S502.053	Rural lifestyle	RLZ-R5	Amend RLZ-R5 PER-1 The home business is undertaken within: 1. a residential unit; or 2. an accessory building that does not exceed 40m² GFA ; or 3. a minor residential unit.	Support	Allow	For the reasons set out in this primary submission.
FS172.226	Northland Planning and Development 2020 Limited	S502.056	Rural residential	RRZ-R2	Amend and review the impermeable surface coverage for this zone to avoid unnecessary landuse consents in the future.	Support	Allow	For the reasons set out in this primary submission.

FS172.227	Northland Planning and Development 2020 Limited	S502.057	Rural residential	RRZ-R5	Amend RRZ-R5 PER-1 The home business is undertaken within: 1. a residential unit; or 2. an accessory building that does not exceed 40m² GFA ; or 3. a minor residential unit.	Support	Allow	For the reasons set out in this primary submission.
FS172.229	Northland Planning and Development 2020 Limited	S502.081	Subdivision	SUB-R1	Amend SUB-R1 CON-2 CON-2 1. the boundary adjustment does not alter : i. alter the ability of existing activities to continue to be permitted under the rules and standards in this District Plan; ii. alter the degree of non compliance with zone or district wide standards; iii. alter the number and location of any access; and iv. increase the number of certificates of title.	Support	Allow	For the reasons set out in this primary submission.
FS172.230	Northland Planning and Development 2020 Limited	S502.082	Subdivision	SUB-S1	Amend SUB-S1 to provide for: Rural Production Controlled activity 20ha, Restricted discretionary activity 8ha and Discretionary activity 4ha Rural lifestyle discretionary activity 1ha	Support	Allow	For the reasons set out in this primary submission.
FS172.231	Northland Planning and Development 2020 Limited	S502.083	Subdivision	SUB-R6	Amend SUB-R6 Table 1. Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title - Greater than 4ha 1ha – less than 10 4ha - 1	Support	Allow	For the reasons set out in this primary submission.

Greater than ~~10~~ **4**ha – less than ~~20~~ **8**ha - 2

Greater than 8ha – less than 12ha - 3

Greater than ~~20~~ **12**ha - 4

Table 2.

Total area of natural wetland to be legally protected on an individual Record of Title -

Greater than ~~0.5~~ **2**ha (5,2000m2) – less than 1ha - 1

RDIS-6

All proposed new environmental allotments are to be a minimum size of ~~1~~ **2**ha in area and the balance lot must be ~~20~~ **20**ha or greater ~~than 40ha.~~

FS172.232	Northland Planning and Development 2020 Limited	S502.085	Subdivision	SUB-R19	Amend SUB-R19 to clarify whether a subdivision application is automatically a discretionary activity if the site contains a wetland, lake and /or river margin.	Support	Allow	For the reasons set out in this primary submission.
FS172.233	Northland Planning and Development 2020 Limited	S502.088	Subdivision	SUB-S8	Amend SUB-S8 to provide for Esplanade Reserve or Esplanade Strip a permitted activity to a developer in compliance with the Act	Support	Allow	For the reasons set out in this primary submission.
FS172.234	Paul O'Connor	S47.001	Subdivision	SUB-S1	amend Rural Production lot sizes to Allow lot size of 8000sqm for a number of lots then 4ha generally after that.	Support	Allow	For the reasons set out in this primary submission.
FS172.235	Paul O'Connor	S47.002	Subdivision	SUB-S1	amend rural production allotment sizes to allow smaller lot sizes on less productive land	Support	Allow	For the reasons set out in this primary submission.
FS172.236	Paul O'Connor	S47.003	Subdivision	SUB-S1	amend rural Production zone allotment sizes to focus on the size of the remaining land - subdividing off smaller parcels (say 1ha) off a 200 ha block has no effect on productivity of small lots.	Support	Allow	For the reasons set out in this primary submission.

FS172.237	Elizabeth Irvine	S39.002	Subdivision	SUB-S1	Retain the 2000m2 minimum allotment size for a discretionary activity subdivision within the Rural Residential zone	Support	Allow	For the reasons set out in this primary submission.
FS172.238	Elizabeth Irvine	S39.003	Subdivision	SUB-S1	Amend S1 to provide: minimum lot size for controlled activity reduced to 3,000m3 (instead of 4,000m3) and insert new restricted discretionary activity minimum lot size of 2,500m2	Support	Allow	For the reasons set out in this primary submission.
FS172.239	Elizabeth Irvine	S39.004	Rural residential	RRZ-R3	Provide for as a permitted activity a site area per residential unit of 3,000m2. Include a new restricted discretionary activity for one residential unit within a site area of at least 2,500m2 should be included in the RRZ rules.	Support	Allow	For the reasons set out in this primary submission.
FS172.240	Brian and Katherine Susan Hutching	S71.001	Subdivision	SUB-S1	Amend the provision to allow further subdivision of existing lots if they are below an area between 1 & 2 hectares. The ability to further subdivide these properties to a minimum of 3,000 or 4,000m ² would make land available where subdivision has already occurred, preventing larger allotments from being subdivided that are viable as a rural production unit in the Rural Production Zone.	Support	Allow	For the reasons set out in this primary submission.
FS172.241	PF Olsen Limited	S91.003	Definitions	HIGHLY PRODUCTIVE LAND	Amend the definition to Highly Productive Land to be consistent with the requirements of the National Policy Statement for Highly Productive Land	Support	Allow	For the reasons set out in this primary submission.
FS172.242	Summit Forests New Zealand Limited	S148.004	Definitions	HIGHLY PRODUCTIVE LAND	Amend the definition to Highly Productive Land to be consistent with the requirements of the National Policy Statement for Highly Productive Land.	Support	Allow	For the reasons set out in this primary submission.

FS172.243	Horticulture New Zealand	S159.012	Definitions	HIGHLY PRODUCTIVE LAND	Amend the definition of 'Highly productive land' as follows: means land that is, or has the potential to be, highly productive for farming rural production activities. It includes versatile soils and Land Use Capability Class 4 land and other Land Use Capability classes Land Use Capability, or has the potential to be, highly productive having regard to: 1. Soil type; 2. Physical characteristics; 3. Climate conditions; and 4. Water availability.	Oppose	Disallow	Inconsistent with NPZ HPL.
FS172.244	Horticulture New Zealand	S159.019	Definitions	RURAL PRODUCE RETAIL	Amend the definition of 'Rural produce retail' as follows: means the sale of rural produce grown or produced on-site by the rural production operation , including products manufactured from that produce	Support	Allow	For the reasons set out in this primary submission.
FS172.245	Horticulture New Zealand	S159.029	Rural Environment	SD-RE-O1	Amend Objective SD-RE-O1 as follows: Primary production activities are recognised and provided for to enable them to operate efficiently and effectively to ensure and the contribution they make to for the economic and social well-being of the district and not be compromised by inappropriate subdivision, use and development and prosperity of the district is recognised.	Oppose	Disallow	Inappropriate amendment doesn't acknowledge existing fragmentation.
FS172.246	Horticulture New Zealand	S159.030	Rural Environment	SD-RE-O2	Retain Objective SD-RE-O2	Oppose	Disallow	Inconsistent with NPS HPL.
FS172.247	Horticulture New Zealand	S159.066	Subdivision	SUB-O2	Retain Objective SUB-O2	Oppose	Disallow	Inconsistent with NPS HPL.
FS172.248	Horticulture New Zealand	S159.068	Subdivision	SUB-P8	Amend Policy SUB-P8 by including Horticulture zone.	Oppose	Disallow in part	For the reasons set out in my primary submission to delete the Horticulture Zone.

Amend subsection b of Policy SUB-P8 replacing the term 'versatile soils' with 'highly productive land'.

FS172.249	Horticulture New Zealand	S159.070	Subdivision	SUB-R3	<p>Delete the reference to the Rural Production zone and Horticulture zone from the controlled activity rule.</p> <p>Insert a new line in Rule SUB-R3 Rural Production and Horticulture zone as follows:</p> <p>Activity status – Restricted discretionary</p> <p>RDIS-1</p> <p>Where subdivision complies with standards:</p> <ul style="list-style-type: none">• SUB-S1 minimum lot sizes• SUB-S2 Requirements for building platform for each allotment• SUB-S3 Water supply• SUB-S4 Stormwater management• SUB-S5 Wastewater disposal• SUB-S6 Telecommunications and power supply• SUB-S7 Easements for any purpose <p>Matters of discretion are limited to:</p> <ul style="list-style-type: none">• Matters of control in SUB-R3• The potential adverse effects on adjoining horticultural and agricultural activities, including reverse sensitivity effects <p>NOTE: Applications for restricted discretionary subdivision within the Horticulture zone and the</p>	Oppose	Disallow	Does not recognise existing fragmentation.
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Rural Production zone will be notified

Activity status where compliance is not achieved - Discretionary

FS172.250	Horticulture New Zealand	S159.104	Rural production	RPROZ-P6	Retain Policy RPROZ-P6	Oppose	Disallow	Does not recognise existing fragmentation.
FS172.251	Horticulture New Zealand	S159.115	Rural production	RPROZ-R24	Delete Rule RPROZ-R24	Support	Allow	For the reasons set out in this primary submission.
FS172.252	Alec Brian Cox	S170.008	General	General / Plan Content / Miscellaneous	<p>Amend the PDP to address the following issues:</p> <ul style="list-style-type: none"> • Amendment required for clarity; • Duplications; • Typing, some of which render the section meaningless; • Failure to follow standard numbering layout; • Inconsistencies; • Omission of key data such as SNAs; • Mapped zones are not in agreement with zone definitions; and • Section 32 Reports require revision to realistic figures. 	Support	Allow	For the reasons set out in this primary submission.
FS172.253	Tristan Simpkin	S174.001	Subdivision	SUB-S1	<p>Amend the minimum lot sizes to 4 ha as a discretionary activity (as per Operative District Plan), and insert the following Restricted Discretionary activity rules into the Proposed District Plan (from the Operative District Plan): 3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m² and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing</p>	Support	Allow	For the reasons set out in this primary submission.

at or prior to 28 April 2000; or 4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April 2000;

FS172.254	Trent Simpkin	S28.001	Subdivision	SUB-S2	Insert a 'cluster option' for rural areas to be subdivided - suggest 4 x 4,000m ² sections per parent lot (which means the bulk of the farm is retained in one large lot). Amend minimum lot sizes to 20 ha minimum (as a controlled activity), and 4 ha minimum (as a discretionary activity).	Support	Allow	For the reasons set out in this primary submission.
FS172.255	Thomson Survey Ltd	S189.001	Subdivision	SUB-S2	Amend SUB-S2 as follows: Allotments created must be able to accommodate a building envelope of the minimum area specified below, which does not encroach into the permitted activity boundary setbacks for the relevant zone or into an area that does not allow a building to be located. Replace 14m x 14m with 150m ² Replace 30m x30m with 300m ²	Support	Allow	For the reasons set out in this primary submission.
FS172.256	Thomson Survey Ltd	S190.001	Subdivision	SUB-S1	Amend SUB-S1, minimum lot sizes applying to the Rural Production Zone to: Controlled Activity: 20ha Restricted Discretionary Activity: 12ha; OR in each five year period, up to 2 lots of between 3,000m² and 1ha over the period of the life of the District Plan; Discretionary Activity: 4ha.	Support	Allow	For the reasons set out in this primary submission.

FS172.257	Thomson Survey Ltd	S190.002	Subdivision	SUB-S1	<p>insert the following minimum lot size for the Horticultural Zone:</p> <p>Restricted Discretionary Activity: <i>In each five year period, up to 2 lots of between 3,000m² and 1ha over the period of the life of the District Plan;</i></p> <p><i>If the Council has concerns about introducing the multiple small lot option as a restricted discretionary activity then it could be introduced as a discretionary activity option. The key should be in the matters to be considered when assessing the land's suitability - location, physical attributes</i></p>	Support in part	Allow in part	For the reasons set out in this primary submission and my primary submission to delete the Horticulture Zone.
FS172.258	Thomson Survey Ltd	S191.001	Subdivision	SUB-R1	<p>Amend SUB-R1 as follows</p> <p>Amend CON-1, 1. SUB-1 to read:</p> <p>"... <i>except where existing allotments are already of a size that is non-compliant, the overall degree of non-compliance is not increased.</i>"</p> <p>Amend CON-1 by deleting the words SUB – 5G Telecommunications and Power Supply;</p> <p>Amend CON-2, 1. iii. to read:</p> <p>"<i>the number of access points; and</i>"</p>	Support	Allow	For the reasons set out in this primary submission.
FS172.259	Thomson Survey Ltd	S197.001	Rural production	RPROZ-O2	<p>Amend Objective RPROZ-O2 as follows:</p> <p>The Rural Production zone is primarily used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.</p>	Support	Allow	For the reasons set out in this primary submission.
FS172.260	Thomson Survey Ltd	S199.001	Rural production	RPROZ-P2	<p>Amend RPROZ-2 as follows:</p> <p>Add (c):</p>	Support	Allow	For the reasons set out in this primary submission.

Enabling activities that do not support primary production activities but where they do not adversely affect the anility of the site to continue with priary production use.

FS172.261	Thomson Survey Ltd	S199.002	Rural production	RPROZ-P5	Amend RPROZ-P5 to read as follows: Manage land use so that: 1. it is compatible with the purpose, character and amenity of the Rural Production zone; 2. it enables activities with a functional need to locate in the Rural Production zone and is more appropriately located in another zone; 3. does not result in a more than minor loss of productive capacity of highly productive land; 4. does not exacerbate natural hazards; and 5. can provide appropriate on-site infrastructure.	Support	Allow	For the reasons set out in this primary submission.
FS172.262	Thomson Survey Ltd	S199.003	Rural production	RPROZ-P6	Amend RPROZ-P6 to read as follows: Manage subdivision so that: a. the loss of highly productive land for use by farming activities is avoided, where possible, and where avoidance is not possible, the loss has minor impact on the availability of highly productive land fo productive purposes; b. the land is not fragmented into parcel sizes that are no longer able to support farming activities, taking into account: 1. the type of farming proposed; and	Support	Allow	For the reasons set out in this primary submission.

2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.

c. smaller lot sizes and rural lifestyle living is encouraged where there is an environmental benefit.

FS172.263	Thomson Survey Ltd	S200.001	Rural production	RPROZ-R3	Amend RPROZ-3 DIS-1 to read as follows: DIS-1 The site area per residential unit is at least 4ha.	Support	Allow	For the reasons set out in this primary submission.
FS172.264	Thomson Survey Ltd	S202.001	Subdivision	SUB-P7	Amend SUB-P7 to read: "Require the vesting of esplanade reserves, or establishment of esplanade strips , when subdividing land adjoining the coast or other qualifying waterbodies."	Support	Allow	For the reasons set out in this primary submission.
FS172.265	Thomson Survey Ltd	S202.002	Subdivision	SUB-P8	Amend SUB-P8 to read: "Provide opportunities for rural lifestyle subdivision in the Rural Production zone where the subdivision: a. Will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and/or b. Will not result in the material loss of versatile soils for primary production activities."	Support	Allow	For the reasons set out in this primary submission.
FS172.266	Thomson Survey Ltd	S202.003	Subdivision	SUB-P9	Amend SUB-P9 to read: "Provide for rural lifestyle subdivision in the Rural Production Zone, and for Rural Residential subdivision in the Rural Lifestyle Zone where the development achieves the environmental outcomes required in the management plan subdivision rule."	Support	Allow	For the reasons set out in this primary submission.

FS172.267	Thomson Survey Ltd	S203.001	Subdivision	SUB-R6	<p>Amend SUB- R6 as follows</p> <p>Under Activity Status, replace with:</p> <p>"Activity status where compliance not achieved with RDIS-1 through RDIS-8 is Discretionary" and</p> <p>Delete "Activity status where compliance not achieved with RDIS-6, RDIS-7 and RDIS-8 is not achieved. Non-complying.</p> <p>Under Table 1, in first column, amend heading to:</p> <p>"Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title." (delete the words "to be"). Add as part of RDIS-2 "Any area already legally protected must have been voluntarily protected by the landowner and not required by the Council has a condition of resource consent or previously used to obtain any bonus provision as provided for in any previous Operative District Plan".</p> <p>Amend first row of Table 1 to read:</p> <p>"up to 10ha" - (delete minimum size requirement of 4ha).</p> <p>Amend RDIS-4 as follows:</p> <p>"The subdivision <i>includes or</i> proposes protection by way of a conservation covenant pursuant to the Reserves Act 1977 or the Queen Elizabeth II National Trust Act 1977".</p> <p>Amend RDIS-6 to read:</p> <p>"All proposed new environmental bonus (additional) allotments are to be a minimum size of 4,000m²".</p> <p>Balance lot: First preference is to delete any minimum lot requirement for the balance allotment; second</p>	Support	Allow	For the reasons set out in this primary submission.
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preference if there must be a minimum size for any balance (which may include the area to be protected) is **a 12ha minimum size**. This provides for up to say 10ha of protected habitat within a 12ha property, plus one or two bonus lots. There are enough caveats in the remaining ROIS requirements to ensure the lots are capable of supporting their intended use; to ensure protection of habitat; and to ensure protection of highly versatile soils.

Either Amend RDIS-7 to read:

"Where the full rights for bonus lot(s) as specified in Tables 1 & 2 have not been utilised, the land owner can apply again to use up the available allowance."

Or as a second preference and as already stated above, make the inability to comply with RDIS-7 as currently written, a discretionary activity. This would mean a landowner could come back for a second application but as a discretionary activity rather than restricted discretionary.

FS172.268	Thomson Survey Ltd	S206.001	Subdivision	SUB-R17	Delete DIS-2 of Rule SUB-R17	Support	Allow	For the reasons set out in this primary submission.
FS172.269	Thomson Survey Ltd	S207.001	Subdivision	SUB-S3	Amend clause 1 of Standard SUB-S3 as follows: All new allotments shall have be provided with the ability to connect to a safe potable water supply with a an adequate capacity that is adequate for the anticipated respective potential land uses. This may be either by way of a connection to a Council reticulated water supply system, or by way of an on-site water supply system.	Support	Allow	For the reasons set out in this primary submission.

FS172.270	Thomson Survey Ltd	S207.002	Subdivision	SUB-S5	Amend clause 1 of Standard SUB-S5 as follows: Where a connection to Council owned reticulated wastewater scheme is available, all allotments must connect All allotments shall be provided with either the ability to connect to a Council owned reticulated wastewater scheme, a privately owned reticulated wastewater scheme constructed pursuant to a Discharge Consent, or a means of treating and disposing of wastewater within the site area of the allotment.	Support	Allow	For the reasons set out in this primary submission.
FS172.271	Thomson Survey Limited	S208.001	Subdivision	SUB-S8	Amend Standard SUB-S8 to allow for the option of providing an Esplanade Strip.	Support	Allow	For the reasons set out in this primary submission.
FS172.272	Denis Thomson	S201.001	Subdivision	SUB-O1	Amend SUB-01, parts (c) and (d) as follows: "c. does not significantly increase the risk of reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate; "d. does not significantly increase the risk of the land not being able to used in a manner consistent with the zone's objectives and policies."	Support	Allow	For the reasons set out in this primary submission.
FS172.273	Errol McIntyre	S216.001	Rural production	RPROZ-P5	Amend policy to consider existing uses and property owners rights to use their land (inferred)	Support	Allow	For the reasons set out in this primary submission.
FS172.274	Richard G A Palmer	S248.002	Definitions	IMPERMEABLE SURFACE	amend the definition of impermeable surface to replace "including" with "excluding" if this is not agreed amend increase the area from 2500m2 to 5000m2. in the rural lifestyle zone RULE RLZ-R2	Support	Allow	For the reasons set out in this primary submission.

FS172.275	IDF Developments Limited	S253.002	Definitions	EARTHWORKS	Amend the definition of earthworks to exclude earthworks associated with building foundations. If the definition cannot be amended, include an exemption rule within the Earthworks chapter.	Support	Allow	For the reasons set out in this primary submission.
FS172.276	IDF Developments Limited	S253.003	Rural production	RPROZ-S5	Amend the threshold in Standard RPROZ-S5 to 15%	Support	Allow	For the reasons set out in this primary submission.
FS172.277	IDF Developments Limited	S253.008	Subdivision	SUB-S1	Delete the proposed minimum allotment size of 40ha as a controlled activity in the Rural Production zone (inferred)	Support	Allow	For the reasons set out in this primary submission.
FS172.278	IDF Developments Limited	S253.009	Subdivision	SUB-R6	Retain Rule SUB-R6 subject to the following amendments; Amend Table 1 and Table 2 to allow for the area of vegetation or habitat and wetlands to be held in one Record of Title and the environmental lots distributed against the Record of Title which hold common ownership in the covenanted area. Amend RDIS-6 from 40ha to a 20ha balance area;	Support	Allow	For the reasons set out in this primary submission.
FS172.279	Arahaia Burkhardt Macrae	S255.001	Subdivision	SUB-S1	Amend standard to 20ha minimum lot size as a controlled activity in the Rural Production Zone.	Support	Allow	For the reasons set out in this primary submission.
FS172.280	Arahaia Burkhardt Macrae	S255.003	Ecosystems and indigenous biodiversity	IB-R1	Insert a new rule equivalent to SUB-R6 (Environmental Benefit Subdivision) but for landuse which Rewards landowners who have already protected areas, and incentivises landowners to protect areas.	Support	Allow	For the reasons set out in this primary submission.
FS172.281	Nicole Wooster	S259.001	Rural production	Objectives	Retain provision for farming and horticulture activities in rural production zone and ensure it is protected from inappropriate lifestyle, residential, commercial and industrial activities.	Oppose	Disallow	Does not recognise existing fragmentation.

FS172.282	Nicole Wooster	S259.006	Ecosystems and indigenous biodiversity	Rules	Amend SNA classification in submitter's location to not include areas of manuka and kanuka that do not contain any significant fauna. Different rules should apply to manuka and kanuka in this type of location due to this. If this is supported, the general vegetation clearancerules should also apply for a reasonable level of clearance allowed as a permitted activity for this type of situation.	Support	Allow	For the reasons set out in this primary submission.
FS172.283	Nicole Wooster	S259.007	Definitions	SIGNIFICANT NATURAL AREA	Amend SNA classification in submitter's location to not include areas of manuka and kanuka that do not contain any significant fauna. Different rules should apply to manuka and kanuka in this type of location due to this. If this is supported, the general vegetation clearancerules should also apply for a reasonable level of clearance allowed as a permitted activity for this type of situation.	Support	Allow	For the reasons set out in this primary submission.
FS172.284	Nicole Wooster	S259.008	Ecosystems and indigenous biodiversity	Rules	Amend SNA classification in submitter's location to not include areas of manuka and kanuka that do not contain any significant fauna. Different rules should apply to manuka and kanuka in this type of location due to this. If this is supported, the general vegetation clearancerules should also apply for a reasonable level of clearance allowed as a permitted activity for this type of situation.	Support	Allow	For the reasons set out in this primary submission.
FS172.285	Manu Burkhardt Macrae	S279.002	Subdivision	SUB-S1	Amend minimum allotment size to 20 ha in the Rural Production Zone, as a controlled activity (as per the Operative District Plan), in particular for land which is not highly productive land as described in the NPS Highly Productive Land 2022.	Support	Allow	For the reasons set out in this primary submission.
FS172.286	Trent Simpkin	S283.008	Subdivision	SUB-S8	Amend to add the option of an esplanade strip to the standard.	Support	Allow	For the reasons set out in this primary submission.

FS172.287	Trent Simpkin	S283.011	General	General / Plan Content / Miscellaneous	Delete and amend all rules, by looking at them and asking the question - are we actually going to achieve anything by processing hundreds of resource consents for this rule - if not - exclude it. Alternatively, offer a permitted pathway around them (with consultant reports) to reduce the number of resource consents needed.	Support	Allow	For the reasons set out in this primary submission.
FS172.288	Lianne Kennedy	S310.002	Rural production	RPROZ-R3	Amend rule RPROZ-R3 to retain the current rule allowing residential development of one unit per 12 ha of land with no maximum number per site.	Support	Allow	For the reasons set out in this primary submission.
FS172.289	Lianne Kennedy	S310.004	Subdivision	SUB-S1	Amend standard SUB-S1 to retain the previous rules for the Rural Production Zone identified under Table 13.7.2.1 Minimum Lot Sizes (i) Rural Production Zone.	Support	Allow	For the reasons set out in this primary submission.
FS172.290	Allen Hookway	S311.002	Rural production	RPROZ-R3	Amend rule RPROZ-R3 to retain the current rule allowing residential development of one unit per 12 ha of land with no maximum number per site.	Support	Allow	For the reasons set out in this primary submission.
FS172.291	Allen Hookway	S311.004	Subdivision	SUB-S1	Amend standard SUB-S1 to retain the previous rules for the Rural Production Zone identified under Table 13.7.2.1 Minimum Lot Sizes (i) Rural Production Zone.	Support	Allow	For the reasons set out in this primary submission.
FS172.292	Morgan Horsford	S312.001	Subdivision	SUB-S1	Amend SUB-S1 for Rural Production as follows: Controlled activity: 40ha 4ha where the land type, ability to provide on-site services such as power & water supply & waste disposal, existing land use, and residual property size are suitable. Discretionary activity: 8ha 2ha, 1ha or 0.5ha as appropriate, where the land type, ability to provide on-site services such as power & water supply & waste disposal,	Support	Allow	For the reasons set out in this primary submission.

existing land use, and residual property size are suitable.

FS172.293	Sapphire Surveyors Limited	S348.001	Subdivision	SUB-S1	<p>Amend allotment sizes in the Rural Production zone, perhaps with a limited number of allotments with minimum areas of 8000m² or 1ha, then 4ha generally after that. Smaller lot sizes should apply for properties (or parts thereof) that do not consist of highly productive land.</p> <p>Perhaps there should be more focus on the size of the balance parcel – subdividing off 4ha to leave a 10ha balance parcel does not protect productivity, while subdividing 1ha off a 200ha block has next to no effect, especially if the smaller block consists of bush.</p> <p>Consequential amendments to RPROZ-R3 Residential activity and SUB-R7 Management plan subdivision.</p>	Support	Allow	For the reasons set out in this primary submission.
FS172.294	Sapphire Surveyors Limited	S348.002	Rural production	RPROZ-R3	Amend Rule RPROZ-R3 to align with changes sought by submitter to Standard SUB-S1 as it relates to subdivision in the Rural Production zone	Support	Allow	For the reasons set out in this primary submission.
FS172.295	Sapphire Surveyors Limited	S348.003	Subdivision	SUB-R7	Amend Rule SUB-R7 to align with changes sought by submitter to Standard SUB-S1 as it relates to subdivision in the Rural Production zone	Support	Allow	For the reasons set out in this primary submission.
FS172.296	Sapphire Surveyors Limited	S348.007	Subdivision	SUB-S8	Amend Standard SUB-S8 to include the option of creating an esplanade strip	Support	Allow	For the reasons set out in this primary submission.
FS172.297	Sapphire Surveyors Limited	S348.009	Subdivision	SUB-R1	<p>Insert a separate rule for boundary “adjustments” (in comparison to boundary “relocations” which already has this rule and should perhaps just be dealt with like any other subdivision).</p> <p>Perhaps adjustments could be defined as:</p>	Support	Allow	For the reasons set out in this primary submission.

1. involving the lesser of 10% of the area of the smaller title involved (to a maximum of 500m²), or
2. involve the transfer of land between two properties in different ownership and management, which makes no change to land use.

FS172.298	Nigel Ross Surveyor Ltd	S373.001	Subdivision	SUB-R3	Amend the rules SUB-S1 and SUB-R3 to allow a discretionary activity status for the creation of one new allotment from a title that has not be subdivided since 28 April 2000 in the Rural Production zone.	Support	Allow	For the reasons set out in this primary submission.
FS172.299	Sean Jozef Vercammen	S395.001	Subdivision	SUB-S1	Amend allotment sizes for properties (or parts thereof) that do not consist of highly productive land. Reconsider allotment sizes, perhaps with a limited number of allotments of a minimum of 8000sqm or 1ha, then 4ha generally after that. Consequential amendments to RPROZ-R3 Residential activity and SUB-R7 Management plan subdivision.	Support	Allow	For the reasons set out in this primary submission.
FS172.300	Sean Jozef Vercammen	S395.009	Subdivision	SUB-S8	Amend SUB-S8 to include the option of creating an esplanade strip in this rule.	Support	Allow	For the reasons set out in this primary submission.
FS172.301	Braedon & Cook Limited	S401.002	Definitions	HIGHLY PRODUCTIVE LAND	Amend the definition of highly productive soils as follows: means land that is, or has the potential to be, highly productive for farming activities. It includes versatile soils and Land Use Capability Class 4 land and other Land Use Capability classes Land Use Capability, or has the potential to be, highly productive having regard to: 1. Soil type; 2. Physical characteristics;	Support	Allow	For the reasons set out in this primary submission.

- 3. Climate conditions; and
- 4. Water availability.

FS172.302	Braedon & Cook Limited	S401.003	Subdivision	SUB-S1	Amend the Rural Lifestyle zone thresholds in Standard SUB-S1 as follows: Controlled activity 4ha 2ha Discretionary activity 2ha 1ha	Support	Allow	For the reasons set out in this primary submission.
FS172.303	Meridian Farm Ltd	S403.002	Definitions	HIGHLY PRODUCTIVE LAND	Highly Productive Land means land that is, or has the potential to be, highly productive for farming activities. It includes versatile soils and Land Use Capability Class 4 land and other Land Use Capability classes Land Use Capability, or has the potential to be, highly productive having regard to: Soil type; Physical characteristics; Climate conditions; and Water availability.	Support	Allow	For the reasons set out in this primary submission.
FS172.304	Meridian Farm Ltd	S403.003	Subdivision	SUB-S1	Amend the minimum lot size criteria in SUB-S1 in the subdivision chapter for the Rural Living Zone to reduce it from 4ha (controlled activity) and 2ha (discretionary activity) to 2ha (controlled activity) and 1ha (discretionary activity).	Support	Allow	For the reasons set out in this primary submission.
FS172.305	Pukanui Investments Ltd & The Ridge Childcare Ltd	S408.001	Planning maps	Rural Residential Zone	Amend the Planning Maps to make the zoning to Kerikeri Road frontage properties between Aranga Road and Greenway Drive from Rural Residential Zone to Mixed Use Zone.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to rezone Kerikeri fringe to enable commercial activities.
FS172.306	Kerry-Anne Smith	S410.001	Subdivision	SUB-S1	Amend allotment sizes for properties (or parts thereof) that do not consist of highly productive land. Reconsider allotment sizes, perhaps with a limited number of allotments of a minimum of 8000sqm or 1ha, then 4ha generally after that. Consequential amendments to RPROZ-R3 Residential activity and	Support	Allow	For the reasons set out in this primary submission.

SUB-R7 Management plan
subdivision.

FS172.307	Kerry-Anne Smith	S410.009	Subdivision	SUB-S8	Amend SUB-S8 to include the option of creating an esplanade strip in this rule.	Support	Allow	For the reasons set out in this primary submission.
FS172.308	Roger Myles Smith	S411.001	Subdivision	SUB-S1	Amend allotment sizes for properties (or parts thereof) that do not consist of highly productive land. Reconsider allotment sizes, perhaps with a limited number of allotments of a minimum of 8000sqm or 1ha, then 4ha generally after that. Consequential amendments to RPROZ-R3 Residential activity and SUB-R7 Management plan subdivision.	Support	Allow	For the reasons set out in this primary submission.
FS172.309	Roger Myles Smith	S411.009	Subdivision	SUB-S8	Amend SUB-S8 to include the option of creating an esplanade strip in this rule.	Support	Allow	For the reasons set out in this primary submission.
FS172.310	LMD Planning Consultancy	S419.007	Subdivision	SUB-S1	Amend Standard SUB-S1 as it applies to the Rural Production zone as follows: <ul style="list-style-type: none">• Controlled Activity - 40ha 20ha• Discretionary Activity - 8ha 4ha	Support	Allow	For the reasons set out in this primary submission.
FS172.311	Northland Federated Farmers of New Zealand	S421.006	Definitions	HIGHLY PRODUCTIVE LAND	Retain the definition of 'Highly productive land'	Oppose	Disallow	Inconsistent with NPS HPL.
FS172.312	Northland Federated Farmers of New Zealand	S421.170	Subdivision	Overview	Amend the Overview to: <ul style="list-style-type: none">• acknowledge the need to provide a framework for the managed growth of rural communities; and• expand the issue of reverse sensitivity in the rural environment so that it is addressed in detail and clearly sets out why the issue needs to be acknowledged and addressed;	Support in part	Allow in part	Support providing a framework for the managed growth of rural communities for the reasons stated in the primary submission.

FS172.313	Northland Federated Farmers of New Zealand	S421.171	Subdivision	SUB-O1	Retain Objective SUB-O1 or ensure that amendments include similar wording that achieves the same intent	Oppose	Disallow	HPL has not been appropriately defined or mapped.
FS172.314	Northland Federated Farmers of New Zealand	S421.172	Subdivision	SUB-O2	Retain Objective SUB-O2 or ensure that amendments include similar wording that achieves the same intent	Oppose	Disallow	HPL has not been appropriately defined or mapped.
FS172.315	Northland Federated Farmers of New Zealand	S421.173	Subdivision	SUB-O3	Retain Objective SUB-O3 or ensure that amendments include similar wording that achieves the same intent	Oppose	Disallow	HPL has not been appropriately defined or mapped.
FS172.316	Northland Federated Farmers of New Zealand	S421.174	Subdivision	SUB-O4	Retain Objective SUB-O4 or ensure that amendments include similar wording that achieves the same intent	Oppose	Disallow	HPL has not been appropriately defined or mapped.
FS172.318	Northland Federated Farmers of New Zealand	S421.175	Subdivision	SUB-P8	Delete Policies SUB-P8 and SUB-P9 and replace with new policies that address the issues of managed growth of rural areas, protection of highly productive land and the use of benefit lots	Support in part	Allow in part	Support managed growth in rural areas, HPL has not been appropriately defined or mapped.
FS172.319	Northland Federated Farmers of New Zealand	S421.176	Subdivision	SUB-P9	Delete Policies SUB-P8 and SUB-P9 and replace with new policies that address the issues of managed growth of rural areas, protection of highly productive land and the use of benefit lots	Support in part	Allow in part	Support managed growth in rural areas, HPL has not been appropriately defined or mapped.
FS172.320	Northland Federated Farmers of New Zealand	S421.177	Subdivision	SUB-S1	Amend the minimum allotment size threshold for land zoned Rural Production in Standard SUB-S1 (inferred), decreasing it from 40ha to 20ha	Support	Allow	For the reasons stated in this primary submission.
FS172.321	Northland Federated Farmers of New Zealand	S421.178	Subdivision	SUB-R6	Amend RDIS-2 (inferred) of Rule SUB-R6 to allow for case-by-case approval for areas less than those listed in tables 1 and 2	Support	Allow	For the reasons stated in this primary submission.
FS172.322	Northland Federated Farmers of New Zealand	S421.204	Rural production	Overview	Amend the Overview to recognise and provide for private property rights and allow landowners to subdivide land in the rural	Support	Allow	For the reasons stated in this primary submission.

production zone for specific purposes such as creating lifestyle lots and lots for family members (amongst other matters)

FS172.323	Northland Federated Farmers of New Zealand	S421.205	Rural production	Objectives	Amend the Objectives to recognise and provide for private property rights and allow landowners to subdivide land in the rural production zone for specific purposes such as creating lifestyle lots and lots for family members (amongst other matters)	Support	Allow	For the reasons given in this primary submission.
FS172.324	Northland Federated Farmers of New Zealand	S421.206	Rural production	Policies	Amend the Policies to recognise and provide for private property rights and allow landowners to subdivide land in the rural production zone for specific purposes such as creating lifestyle lots and lots for family members (amongst other matters)	Support	Allow	For the reasons stated in this primary submission.
FS172.325	Northland Federated Farmers of New Zealand	S421.207	Rural production	Rules	Amend the Rules to recognise and provide for private property rights and allow landowners to subdivide land in the rural production zone for specific purposes such as creating lifestyle lots and lots for family members (amongst other matters)	Support	Allow	For the reasons stated in this primary submission.
FS172.326	Northland Federated Farmers of New Zealand	S421.208	Rural production	Standards	Amend the Standards to recognise and provide for private property rights and allow landowners to subdivide land in the rural production zone for specific purposes such as creating lifestyle lots and lots for family members (amongst other matters)	Support	Allow	For the reasons stated in this primary submission.
FS172.327	Northland Federated Farmers of New Zealand	S421.209	Rural production	RPROZ-O1	Amend Objective RPZOZ-O1 to achieve consistency with the requirements of the National Policy Statement for Highly Productive Land	Support	Allow	For the reasons stated in this primary submission.
FS172.328	Northland Federated Farmers of New Zealand	S421.210	Rural production	RPROZ-O3	Amend Objective RPZOZ-O3 to achieve consistency with the requirements of the National Policy Statement for Highly Productive Land	Support	Allow	For the reasons stated in this primary submission.

FS172.329	Northland Federated Farmers of New Zealand	S421.213	Rural production	RPROZ-P2	Amend Policy RPZOZ-P2 to achieve consistency with the requirements of the National Policy Statement for Highly Productive Land and to recognise and provide for the rights of private landowners	Support	Allow	For the reasons stated in this primary submission.
FS172.330	Northland Federated Farmers of New Zealand	S421.214	Rural production	RPROZ-P3	Amend Policy RPZOZ-P3 to achieve consistency with the requirements of the National Policy Statement for Highly Productive Land and to recognise and provide for the rights of private landowners	Support	Allow	For the reasons stated in this primary submission.
FS172.331	Northland Federated Farmers of New Zealand	S421.215	Rural production	RPROZ-P4	Amend Policy RPZOZ-P4 to achieve consistency with the requirements of the National Policy Statement for Highly Productive Land and to recognise and provide for the rights of private landowners	Support	Allow	For the reasons stated in this primary submission.
FS172.332	Northland Federated Farmers of New Zealand	S421.217	Rural production	RPROZ-P6	Amend Policy RPZOZ-P6 to achieve consistency with the requirements of the National Policy Statement for Highly Productive Land and to recognise and provide for the rights of private landowners	Support	Allow	For the reasons stated in this primary submission.
FS172.333	Northland Federated Farmers of New Zealand	S421.220	Rural production	RPROZ-R3	Delete the site area requirements from Rule RPROZ-R3	Support	Allow	For the reasons stated in this primary submission.
FS172.334	Northland Federated Farmers of New Zealand	S421.222	Rural production	RPROZ-R10	Amend PER-1 of Rule RPROZ-R10 to delete the 30m setback requirement, or if Council is not inclined to accept the above relief, amend to reduce the setback from 30m to 5m	Support	Allow	For the reasons stated in this primary submission.
FS172.335	Northland Federated Farmers of New Zealand	S421.223	Rural production	RPROZ-R11	Amend Rule RPROZ-R11 to reduce the gross floor area for rural produce manufacturing from 100m ² to 250m	Support	Allow	For the reasons stated in this primary submission.
FS172.336	Northland Federated Farmers of New Zealand	S421.226	General	General / Plan Content / Miscellaneous	Retain the Rural Residential chapter or ensure that amendments include	Oppose	Disallow	Lot sizes in Rural Residential are too onerous.

similar wording that achieves the same intent

FS172.337	John Joseph and Jacqueline Elizabeth Matthews	S439.001	Subdivision	SUB-S1	Amend allotment sizes for properties (or parts thereof) that do not consist of highly productive land. Reconsider allotment sizes, perhaps with a limited number of allotments of a minimum of 8,000m or 1ha, then 4ha generally after that. Consequential amendments to RPROZ-R3 Residential activity and SUB-R7 Management plan subdivision.	Support	Allow	For the reasons stated in this primary submission.
FS172.338	John Joseph and Jacqueline Elizabeth Matthews	S439.009	Subdivision	SUB-S8	Amend Standard SUB-S8 to include the option of creating an esplanade strip	Support	Allow	For the reasons stated in this primary submission.
FS172.339	New Zealand Eco Farms Ltd	S456.002	Definitions	HIGHLY PRODUCTIVE LAND	amend definition of highly productive land Highly Productive Land means land that is, or has the potential to be, highly productive for farming activities. It includes versatile soils and Land Use Capability Class 4 land and other Land Use Capability classes Land Use Capability, or has the potential to be, highly productive having regard to: - Soil type; - Physical characteristics; - Climate conditions; and - Water availability	Support	Allow	For the reasons stated in this primary submission.
FS172.340	New Zealand Eco Farms Ltd	S456.003	Subdivision	SUB-R6	amend SUB-R6 RDIS-6 should be reduced to encourage the protection of ecological features.	Support	Allow	For the reasons stated in this primary submission.
FS172.341	Fieldco Limited	S488.001	Subdivision	SUB-R3	Retain [SUB-R3] for provision of small rural amenity lots, where they relate to existing dwellings or buildings. This will preserve the rural production aspect of farmland, while	Support	Allow	For the reasons stated in this primary submission.

allowing for dwellings to be treated as different when included in a farm property.

FS172.342	Geoffrey Raymond Lodge	S540.001	Subdivision	SUB-S1	Amend SUB-S1 minimum lot sizes applying to the Rural Production Zone to: Controlled Activity: 40 ha 20ha Restricted Discretionary Activity: 12ha; or in each five year period, up to 2 lots of between 3,000m2 and 1ha over the period of the life of the District Plan Discretionary Activity: 6ha 4ha	Support	Allow	For the reasons stated in this primary submission.
FS172.343	Geoffrey Raymond Lodge	S540.002	Subdivision	SUB-S1	Insert the following minimum lot size for the Horticultural Zone: Restricted Discretionary: In each five year period, up to 2 lots of between 3,000m2 and 1 ha over the period of the life of the District Plan.	Support in part	Allow in part	For the reasons stated in this primary submission, noting my primary submission to delete the Horticulture Zone.
FS172.344	Elbury Holdings	S541.001	Subdivision	SUB-S1	Amend allotment sizes for properties (or parts thereof) that do not consist of highly productive land. Reconsider allotment sizes, perhaps with a limited number of allotments of a minimum of 8000sqm or 1ha, then 4ha generally after that. Consequential amendments to RPROZ-R3 Residential activity and SUB-R7 Management plan subdivision.	Support	Allow	For the reasons stated in this primary submission.
FS172.345	Elbury Holdings	S541.009	Subdivision	SUB-S8	Amend to make it not a requirement to take an esplanades reserve.	Support	Allow	For the reasons stated in this primary submission.
FS172.346	Kiwi Fresh Orange Company Limited	S554.001	Urban Form and Development	Overview	Amend the assessment against the NPS-Urban Development and confirm that Kerikeri is an "urban environment" given the existing urban character, existing population and projected population in the medium term and classify Far North	Support	Allow	For the reasons stated in this primary submission.

District Council as a Tier 3 local authority.

FS172.347	Kiwi Fresh Orange Company Limited	S554.003	General	General / Process	Amend FNDC Urban Section 32 Report to include a fourth option to zone rural land to urban where it can be shown that servicing can be provided in the future.	Support	Allow	For the reasons stated in this primary submission.
FS172.348	Kiwi Fresh Orange Company Limited	S554.004	Definitions	HIGHLY PRODUCTIVE LAND	Amend the definition of Highly Productive Land to the definition in the NPS-HPL: “means land that has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)”	Support	Allow	For the reasons stated in this primary submission.
FS172.349	Kiwi Fresh Orange Company Limited	S554.005	General	General / Plan Content / Miscellaneous	Amend the PDP to consistently refer to Highly Productive Land, rather than Productive Land or Versatile Land.	Support	Allow	For the reasons stated in this primary submission.
FS172.350	Kiwi Fresh Orange Company Limited	S554.006	Definitions	VERSATILE SOILS	Delete the definition of Versatile Soils	Support	Allow	For the reasons stated in this primary submission.
FS172.351	Antony Egerton and Stefanie Egerton	S506.001	Planning maps	Horticulture Zone	Retain the Horticulture Zone as identified in the Proposed District Plan's zone maps.	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.352	Antony Egerton and Stefanie Egerton	S506.002	Horticulture	HZ-O1	Retain Objectives as provided in the Proposed District Plan for the Horticulture Zone.	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.353	Antony Egerton and Stefanie Egerton	S506.003	Horticulture	HZ-P1	Retain Policies as provided in the Proposed District Plan for the Horticulture Zone.	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.354	Antony Egerton and Stefanie Egerton	S506.004	Horticulture	HZ-R1	Retain Rules as provided in the Proposed District Plan for the Horticulture Zone.	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.

FS172.355	Antony Egerton and Stefanie Egerton	S506.005	Horticulture	HZ-O2	Retain objectives	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.356	Antony Egerton and Stefanie Egerton	S506.006	Horticulture	HZ-O3	Retain objectives	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.357	Antony Egerton and Stefanie Egerton	S506.007	Horticulture	HZ-P2	Retain policies	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.358	Antony Egerton and Stefanie Egerton	S506.008	Horticulture	HZ-P3	Retain policies	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.359	Antony Egerton and Stefanie Egerton	S506.009	Horticulture	HZ-P4	Retain policies	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.360	Antony Egerton and Stefanie Egerton	S506.010	Horticulture	HZ-P5	Retain policies	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.361	Antony Egerton and Stefanie Egerton	S506.011	Horticulture	HZ-P6	Retain policies	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.362	Antony Egerton and Stefanie Egerton	S506.012	Horticulture	HZ-P7	Retain policies	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.363	Antony Egerton and Stefanie Egerton	S506.013	Horticulture	HZ-R2	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.364	Antony Egerton and Stefanie Egerton	S506.014	Horticulture	HZ-R3	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.365	Antony Egerton and Stefanie Egerton	S506.015	Horticulture	HZ-R4	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.366	Antony Egerton and Stefanie Egerton	S506.016	Horticulture	HZ-R5	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.

FS172.367	Antony Egerton and Stefanie Egerton	S506.017	Horticulture	HZ-R6	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.368	Antony Egerton and Stefanie Egerton	S506.018	Horticulture	HZ-R7	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.369	Antony Egerton and Stefanie Egerton	S506.019	Horticulture	HZ-R8	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.370	Antony Egerton and Stefanie Egerton	S506.020	Horticulture	HZ-R9	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.371	Antony Egerton and Stefanie Egerton	S506.021	Horticulture	HZ-R10	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.372	Antony Egerton and Stefanie Egerton	S506.022	Horticulture	HZ-R11	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.373	Antony Egerton and Stefanie Egerton	S506.023	Horticulture	HZ-R12	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.374	Antony Egerton and Stefanie Egerton	S506.024	Horticulture	HZ-R13	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.375	Antony Egerton and Stefanie Egerton	S506.025	Horticulture	HZ-R14	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.376	Antony Egerton and Stefanie Egerton	S506.026	Horticulture	HZ-R15	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.377	Antony Egerton and Stefanie Egerton	S506.027	Horticulture	HZ-R16	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.378	Antony Egerton and Stefanie Egerton	S506.028	Horticulture	HZ-R17	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.

FS172.379	Antony Egerton and Stefanie Egerton	S506.029	Horticulture	HZ-R18	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.380	Antony Egerton and Stefanie Egerton	S506.030	Horticulture	HZ-R19	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.381	Antony Egerton and Stefanie Egerton	S506.031	Horticulture	HZ-R20	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.382	Antony Egerton and Stefanie Egerton	S506.032	Horticulture	HZ-R21	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.383	Antony Egerton and Stefanie Egerton	S506.033	Horticulture	HZ-R22	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.384	Antony Egerton and Stefanie Egerton	S506.034	Horticulture	HZ-R23	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.385	Antony Egerton and Stefanie Egerton	S506.035	Horticulture	HZ-R24	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.386	Antony Egerton and Stefanie Egerton	S506.036	Horticulture	HZ-R25	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.387	Antony Egerton and Stefanie Egerton	S506.037	Horticulture	HZ-R26	Retain rules	Oppose	Disallow	For the reasons stated in my primary submission to delete the Horticulture Zone.
FS172.388	Smartlife Trust	S15.001	Planning maps	Rural Residential Zone	Delete Rural Residential zoning of the Kerikeri Holiday Park and Motel property (23 Aranga Road, Kerikeri, being Lot 2 DP 395942 and Lot 3 DP 335706), zone General Residential	Support	Allow	For the reasons stated in this primary submission.
FS172.389	Picture Perfect Properties Ltd	S16.001	Planning maps	Rural Lifestyle Zone	Amend zoning of property at 10 Peacock Garden Drive, Kerikeri from Rural Lifestyle to General Residential Zone (so that the whole property is zoned General Residential).	Support in part	Allow	Support reconsideration of inconsistent zoning.

FS172.390	Douglas Percy and Theodora Symes	S19.001	Planning maps	Light Industrial Zone	Amend the zoning of all land along the southern side of Waipapa Road, including Waitotara Drive, between State Highway 10 and Kerikeri River, which is not marked for recreation to Rural Residential zone (inferred)	Support in part	Allow	Support reconsideration of inconsistent zoning.
FS172.391	Douglas Percy and Theodora Symes	S19.002	Planning maps	Rural Production Zone	Amend the zoning of all land along the southern side of Waipapa Road, including Waitotara Drive, between State Highway 10 and Kerikeri River, which is not marked for recreation to Rural Residential zone (inferred)	Support in part	Allow	Support reconsideration of inconsistent zoning.
FS172.392	Trent Simpkin	S22.002	Planning maps	Rural Production Zone	Amend the zoning for the 8000m2 - 2 ha lots at Waitorara Drive, Kerikeri from Rural Production Zone to Rural Residential Zone (see map attached to original submission)	Support in part	Allow	Support reconsideration of inconsistent zoning.
FS172.393	Trent Simpkin	S284.002	Planning maps	Rural Production Zone	Amend zoning of all land at Waitotara Drive, Waipapa from Rural Production Zone to Rural Residential Zone, including property addresses 45 - 147 Waitotara Drive and 279, 289, 291, 293, 299, 305, 309, 317, 331B, 331C, 331D, 331, 361 and 363 Waipapa Road, and land identified as Lot 2 Waipapa Road, Kerikeri, Lot 1, Lot 6 and Lot 17 Waitotara Drive, Kerikeri (see map attached to original submission).	Support in part	Allow	Support reconsideration of inconsistent zoning.
FS172.394	Trent Simpkin	S284.005	Planning maps	Horticulture Zone	Amend zoning of land at Blue Gum Lane, Kerikeri from Horticulture Zone to Rural Residential Zone. This includes land at 2-17 Manoko Place, 7-80 Blue Gum Lane, 1574, 1556A, 1556B, 1556C, 1608, 1608C, 1608E, 1626 State Highway 10, Kerikeri, (see map attached to original submission).	Support	Allow	Support deletion of Horticulture Zone and reconsideration of inconsistent zoning.
FS172.395	Tristan Simpkin	S288.002	Planning maps	Rural Production Zone	Amend zoning of all land at Waitotara Drive, Waipapa from Rural Production Zone to Rural Residential Zone, including property addresses 45 - 147 Waitotara Drive and 279, 289, 291, 293, 299, 305, 309, 317,	Support in part	Allow	Support reconsideration of inconsistent zoning.

331B, 331C, 331D, 331, 361 and 363 Waipapa Road, and land identified as Lot 2 Waipapa Road, Kerikeri, Lot 1, Lot 6 and Lot 17 Waitotara Drive, Kerikeri (see map attached to original submission).

FS172.396	Tristan Simpkin	S288.005	Planning maps	Horticulture Zone	Amend zoning of land at Blue Gum Lane, Kerikeri from Horticulture Zone to Rural Residential Zone. This includes land at 2-17 Manoko Place, 7-80 Blue Gum Lane, 1574, 1556A, 1556B, 1556C, 1608, 1608C, 1608E, 1626 State Highway 10, Kerikeri, (see map attached to original submission).	Support	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.
FS172.397	Tristan Simpkin	S288.020	Planning maps	Rural Lifestyle Zone	Amend zoning of land at 2, 8A, 8B and 8C Peacock Garden Drive, 135 Hone Heke Road, and all land at 165 – 209 Kerikeri Road, Kerikeri from Rural Lifestyle Zone to General Residential Zone (see map attached to original submission)	Support in part	Allow	Support reconsideration of inconsistent zoning.
FS172.398	Natalie Todd	S38.001	Planning maps	Horticulture Zone	Amend zoning for the land along north side of Wiroa Road and west side of Waimate North Road, Kerikeri from Horticulture to Rural Production Zone.	Support in part	Allow	Support deletion of Horticulture Zone and reconsideration of inconsistent zoning.
FS172.399	Jeff and Robby Kemp	S51.002	Planning maps	Rural Production Zone	Amend the land in Waitotara Drive zoned Rural Production to Rural Residential Zone, identified in Figure 1 of the submission.	Support in part	Allow	Support reconsideration of inconsistent zoning.
FS172.400	Matthew Edward Arthur and Jennifer Ellen Arthur	S64.001	Planning maps	Horticulture Zone	Amend zoning of land at 244 Waimate North Road, Kerikeri (Lot 1 DP 202943), from Horticulture Zone to Rural Residential Zone.	Support in part	Allow	Support deletion of Horticulture Zone and reconsideration of inconsistent zoning.
FS172.401	Alan Myles Ingham Willis	S66.001	Planning maps	Horticulture Zone	Amend the Horticultural zone to rural residential zone for the area of Pungaere Road including Koropewa Road, Ngapuhi Road and Riversteam Drive	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.

FS172.402	Brian and Katherine Susan Hutching	S70.001	Planning maps	Rural Production Zone	Amend the zoning of the area bounded by Waipapa Road to the north, State Highway 10 to the west, and Kerikeri River to the east (but excluding the new Light Industrial zone in the northwestern corner and the new Sport and Recreation zone next to State Highway 10) from Rural Production zone to Rural Residential.	Support in part	Allow	Support reconsideration of inconsistent zoning.
FS172.403	James Guy Ellingham and Deborah Ellingham	S84.001	Planning maps	Rural Production Zone	Amend the zoning of the area bounded by Waipapa Road to the north, State Highway 10 to the west, and the Kerikeri River to the east (but excluding the new Light Industrial zone in the northwest corner and the new Sport and Recreation zone next to State Highway 10), from Rural Production to Rural Residential	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.
FS172.404	Imago Inocente and Dan Karl Farnham	S87.001	Planning maps	Horticulture Zone	Amend zoning of the area of Pungaere Road including Koropewa Road, Ngapuhi Road and Riverstream Drive from Horticulture Zone to Rural Residential Zone.	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.
FS172.405	Ernie Cottle	S92.002	Planning maps	Rural Production Zone	Amend the land in Waitotara Drive zoned Rural Production to Rural Residential Zone, identified in Figure 1 of the submission.	Support in part	Allow	Support reconsideration of inconsistent zoning.
FS172.406	Gray Gilraine Holdings Limited	S295.001	Planning maps	Rural Production Zone	Amend zoning of land in proximity to Kerikeri township (south-east of Shepherd Road) from Rural Production to Rural Residential, including properties at 99 and 101 Shepherd Road, 19 Okura Drive, 27C Riddell Road, Kerikeri (refer to map attached to submission). Extend the Rural Residential Zone to capture a further 100ha (this may equate to about 200+ household equivalents).	Support in part	Allow	Support reconsideration of inconsistent zoning.
FS172.407	Kerikeri Heights Limited	S362.001	Planning maps	Rural Residential Zone	Amend to rezone 372 Kerikeri Road, Kerikeri from Rural Residential Zone to General Residential Zone.	Support	Allow	Support reconsideration of inconsistent zoning.

FS172.408	Braedon & Cook Limited	S401.001	Planning maps	Rural Production Zone	Delete the Rural Production zoning of 121 Redcliffs Road, Kerikeri (Lot 3 DP 108139), zone Rural Lifestyle	Support in part	Allow	Support reconsideration of inconsistent zoning.
FS172.409	Meridian Farm Ltd	S403.001	Planning maps	Rural Production Zone	Amend the zoning of 119 Redcliffs Road, Kerikeri (Lot 1 DP 94462 and Lot 2 DP 376997) as shown in the attached Figure 1 to Rural Lifestyle from Rural Production.	Support in part	Allow	Support reconsideration of inconsistent zoning.
FS172.410	Michael Francis Toft, Robert George Vellenoweth and Colleen Wendy, Wardlaw, AJ Maloney Trustee Limited, Donald Frank Orr, Vivien Marie Coad, Deanna Lee MacDonald, Dianne Catherine Hamilton, Robert Hamilton, Timothy George Sopp, Mathew Robert Hill, Barry Charles Young, Joan Catherine Young, Campbell Family Trustee Limited	S266.001	Planning maps	Horticulture Zone	rezone the following properties from Horticulture zone to Rural Residential zone NA127A/757 57 McCaughan Road NA123A/757 63 McCaughan Road, NA123A/748 79 McCaughan Road NA123A/749 93 McCaughan Road NA123A/454 49E McCaughan Road, NA124C/709 49B McCaughan Road NA110C/920 41 McCaughan Road NA124C/708 37F McCaughan Road, KERIKERI	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.
FS172.411	Breakwater Trust	S500.001	Planning maps	Horticulture Zone	Amend the zoning of 29 Koropewa Road, Waipapa (Lot 3 DP 202022) from Horticulture to Rural Residential. AND Amend the zoning of the nine lots between 29 Koropewa Road, Waipapa, and Highway 10, from Horticulture to Rural Residential (being 9, 13, 23, 25, 29A and 35 Koropewa Road, 1, 3 and 5 Pungaere Road, and 2079 State Highway 10 (inferred))	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.

FS172.412	Northland Planning and Development 2020 Limited	S502.101	Planning maps	Horticulture Zone	<p>Amend the Horticulture zone for sites identified in the submission to Rural Residential zone:</p> <ul style="list-style-type: none"> • 1, 3, 5, 10, 12B, 22, 25 and 36 Pungaere Rd; and • 9, 13, 16, 23, 25, 29, 29A, 29B, 33, 38, 41, 43 Koropewa Rd 	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.
FS172.413	Our Kerikeri Community Charitable Trust	S338.036	Planning maps	Horticulture Zone	<p>Delete the zoning of some properties within the Horticulture zone, and rezone Rural Lifestyle where they meet specific criteria, such as:</p> <ul style="list-style-type: none"> • Existing small residential lifestyle property less than 2.5 ha, and • Without commercial agricultural/horticultural production, and • Part of an existing cluster of at least 8 or so residential lifestyle properties clustered around a road or access lane. <p>A secondary dwelling on existing larger residential lifestyle properties could be allowed in the Horticulture zone as a discretionary activity, but not within productive horticultural areas</p>	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.
FS172.414	Kapiro Residents Association	S427.026	Planning maps	Horticulture Zone	<p>Amend zoning for clusters of existing small residential lifestyle properties from Horticulture Zone to Rural Lifestyle Zone where they meet the following criteria:</p> <ul style="list-style-type: none"> • Existing small residential lifestyle property less than 2.5ha, and • Without commercial agricultural/horticultural production, • Part of an existing cluster of at least 8 or so residential lifestyle properties clustered 	Support in part	Allow	Support deletion of Horticulture Zone and reconsideration of inconsistent zoning.

around a road or access lane [inferred].

FS172.414	Horticulture New Zealand	S159.148	Horticulture	HZ-R12	Amend Rule HZ-R12 to change all activities with permitted activity status to a discretionary status	Oppose	Disallow	Support enabling visitor accommodation.
FS172.415	Kapiro Conservation Trust	S449.039	Planning maps	Horticulture Zone	<p>Delete the zoning of some properties within the Horticulture zone, and rezone Rural Lifestyle where they meet specific criteria, such as:</p> <ul style="list-style-type: none">• Existing small residential lifestyle property less than 2.5 ha, and• Without commercial agricultural/horticultural production, and• Part of an existing cluster of at least 8 or so residential lifestyle properties clustered around a road or access lane. <p>A secondary dwelling on existing larger residential lifestyle properties could be allowed in the Horticulture zone as a discretionary activity, but not within productive horticultural areas</p>	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.
FS172.415	Horticulture New Zealand	S159.182	Rural lifestyle	RLZ-S3	<p>Amend Standard RLZ-S3 to include a requirement that:</p> <p>habitable buildings must be set back at least 20m from the Rural Production zone boundary</p>	Oppose	Disallow	Support enabling visitor accommodation.
FS172.416	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	S522.025	Planning maps	Horticulture Zone	<p>Delete the zoning of some properties within the Horticulture zone, and rezone Rural Lifestyle where they meet specific criteria, such as:</p> <p>-Existing small residential lifestyle property less than</p>	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.

2.5 ha, and

-Without commercial agricultural/horticultural production, and

-Part of an existing cluster of at least 8 or so residential lifestyle properties clustered around a road or access lane.

A secondary dwelling on existing larger residential lifestyle properties could be allowed in the Horticulture zone as a discretionary activity, but not within productive horticultural areas

FS172.416	Horticulture New Zealand	S159.111	Rural production	RPROZ-S3	Increase setbacks in Standard RPROZ-S3 to 20m from boundaries.	Oppose	Disallow	Support enabling visitor accommodation.
FS172.417	Carbon Neutral NZ Trust	S529.038	Planning maps	Horticulture Zone	Delete the zoning of some properties within the Horticulture zone, and rezone Rural Lifestyle where they meet specific criteria, such as: <ul style="list-style-type: none">Existing small residential lifestyle property less than 2.5 ha, andWithout commercial agricultural/horticultural production, andPart of an existing cluster of at least 8 or so residential lifestyle properties clustered around a road or access lane. A secondary dwelling on existing larger residential lifestyle properties could be allowed in the Horticulture zone as a discretionary activity, but not within productive horticultural areas	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.

FS172.417	Puketotara Lodge Ltd	S188.002	General	General / Plan Content / Miscellaneous	Amend PDP by reviewing the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	For the reasons stated in this primary submission and in my primary submission.
FS172.417	Kāinga Ora Homes and Communities	S561.120	Mixed use	Rules	Insert new provisions as set out in Appendix 5 to support the introduction of the proposed Town Centre zone.	Support in part	Allow in part	For the reasons set out in this primary submission and in my primary submission to review commercial zones (support TCZ but not 6 storey height).
FS172.418	Puketotara Lodge Ltd	S188.003	Planning maps	Mixed Use Zone	Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity.	Support	Allow	For the reasons stated in this primary submission and in my primary submission.