

Address: 2 Cochrane Drive, Kerikeri

Phone: 09 407 5253

Email: office@bayplan.co.nz



To: Far North District Council

5 Memorial Avenue

Private Bag 752

Kaikohe 0440.

RE: Form 6: Further submission in support of, or in opposition to, submission(s) on the notified Proposed Far North District Plan 2022 Clause 8 of Schedule 1, Resource Management Act 1991

This is a further submission in support of or in opposition to submission(s) on the Proposed Far North District Plan.

Full name of individual/organisation making further submission:

Ti Toki Farms Limited (the **Further Submitter**)

Contact person (if different from above):

Bay of Islands Planning (2022) Limited

Attention: Steven Sanson

PO Box 318

PAIHIA 0247

Ti Toki Farms Limited is a person who has an interest in the proposal that is greater than the interest the general public has. In this case, the grounds for saying that I come within this category are as follows:

Ti Toki Farms Limited owns land and undertakes activities which is affected by various provisions in the Proposed District Plan which have been the subject of Original Submissions.

FURTHER SUBMISSION No 1 -

I support the submission of:

Bunnings Limited No 371

Email – dwilliams@bunnings.co.nz ; mattn@barker.co.nz ;
aliceh@barker.co.nz

The particular parts of the submission I support are:

In general, we support all of Submission No 371, but in particular:

- Submission 371.018 which relates to permitted activities in the Light Industrial Zone. **FS395.001**
- Submission 371.019 which relates to amendments to LIZ-R1. **FS395.002**
- Submission 371.024 which relates to amendments to LIZ-S5 **FS395.003**

The reasons for my support are:

For the reasons given within the Original Submission from Bunnings Limited. In addition, the changes sought in the Light Industrial Zone make clear what activities are permitted and what amendments to standards should be undertaken to better promote industrial activities.

I seek that the whole of the submission be allowed:

For the reasons detailed above and in the original submission by Bunnings Limited.

FURTHER SUBMISSION No 2 -

I support the submission of:

Michael John Winch No 67.
Email – mwinch@extra.co.nz

The particular parts of the submission I support are:

All of submission S67.018 in relation to the removal of LIZ-S6 in the Light Industrial Zone

FS395.004

The reasons for support are:

It is agreed that outdoor storage and light industrial building are integral parts of the Light Industrial Zone and that these can be expected to be seen from adjoining industrial land and zones.

I seek that the whole of the submission be allowed:

For the reasons detailed above and in the original submission by Michael John Winch.

FURTHER SUBMISSION No 3 -

I oppose the submission of:

Waka Kotahi NZ Transport Agency being Submission No 356.
Email- Sarah.ho@nzta.govt.nz

The specific part of the submission I oppose is:

All of submission S356.089 seeking the inclusion of rules and assessment criteria for access and transport effects. **FS395.005**

The reason for opposition is:

The submitter has not disclosed the nature, scale or impact of these new rules or assessment criteria. These can very well affect the use and development of land in Waipapa.

I seek that the submission be disallowed:

For the reasons detailed above.

FURTHER SUBMISSION No 4 -

I support the submission of:

Puketona Business Park Limited being Submission No 45.
Email – kay@formeplanning.co.nz

The particular parts of the submission I support are:

Submission S45.016 which seeks specific changes to EW-S1 in the Light Industrial Zone

The reasons for support are:

FS396.006

Overall, the submission promotes numerous changes to the Light Industrial Zone which are generally agreed with to

The change promotes limits within the Light Industrial Zone which are far more realistic considering the nature of the proposed zone.

I seek that the whole of the submission be allowed:

For the reasons detailed above and in the original submission by Puketona Business Park Limited.

FURTHER SUBMISSION No 5 -

I oppose the submission of:

Te Runanga o Ngati Rehia being Submission No 559.
Email – kipa@ngatirehia.co.nz

The specific parts of the submission I oppose is:

All of submission S599.029 seeking amend the zoning within Waipapa until three water are reticulated.

FS395.007

The reason for opposition is:

The retention of the Rural Production Zone over part of the Further Submitters properties in Waipapa will continue to inhibit the ability of the landowner to confidently proceed with business development.

This will have a consequent reduction in the economic and social wellbeing in the community through a reduction in job creation opportunities along with the reduced flow of income to other business operators.

The landowner's property is adequately serviced with all infrastructure being designed and authorised by the relevant authorities.

To remove the zoning sought across the land – being Light Industrial in this case, would not be appropriate.

I seek that the submission be disallowed:

For the reasons detailed above.

FURTHER SUBMISSION No 6 -

I support the submission of:

Lynley Newport being Submission No 134.
Email – lnewport2015@gmail.com

The specific parts of the submission I support is:

All of submission S134.001 seeking the retention the two separate industrial zones proposed under the Proposed District Plan.

The reason for support is:

FS395.008

The retention of the Rural Production Zone over part of the Further Submitters properties in Waipapa will continue to inhibit the ability of the landowner to confidently proceed with business development.

This will have a consequent reduction in the economic and social wellbeing in the community through a reduction in job creation opportunities along with the reduced flow of income to other business operators.

The Further Submitters properties are adequately serviced (or can be onsite) with all infrastructure being designed and authorised by the relevant authorities.

The Further Submitter supports the retention of the two zoning split, despite the noted change in the original submission (S384) for a change from Heavy Industrial to Light Industrial.

I seek that the submission be allowed:

For the reasons detailed above.

FURTHER SUBMISSION No 7 -

I support in part the submission of:

Far North District Council being Submission No 368.
Email – greg.wilson@fndc.govt.nz

The specific parts of the submission I support in part is:

All of submission S368.004 seeking changes to SUB-S1 in relation to the Light Industrial Zone.

FS395.009

The reason for support in part is:

Provided that the intention of the change is to allow the level of subdivision expressed within the submission without the need for Council owned three waters reticulation, then the submission is supported.

However, if the intention of the submission is that despite certain areas such as Waipapa being proposed as Mixed Use / Light Industrial, that subdivision can only proceed with Council 3 waters reticulation than the submission is not supported.

I seek that the submission be allowed:

For the reasons detailed above.

FURTHER SUBMISSION No 8 -

I support the submission of:

Northland Planning and Development Limited being Submission No 502.

Email – info@northplanner.co.nz

The specific parts of the submission I support is:

FS395.010

All of submission S502.095 seeking the deletion of TRANS-S1 Rule 4

The reason for support in part is:

It is agreed that this rule is unnecessary in particular locations of the Far North District.

I seek that the submission be allowed:

For the reasons detailed above and in the original submission by Northland Planning and Development Limited.

I wish to be heard in support of my further submissions.

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



Signature of person authorised to sign on behalf of person making further submission.

Date: 04th September 2023

Electronic address for service of person making further submission:

office@bayplan.co.nz

Telephone:

09 4075253

Postal address (or alternative method of service under section 352 of the Act):

PO Box 318

PAIHIA 0247

Contact person:

Steve Sanson

Director | Consultant Planner