



FS361

Proposed Far North District Plan further submission form

Form 6: Further submission in support of, or in opposition to, submission(s) on the notified Proposed Far North District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

To: Far North District Council

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

1. Further submitter details <i>(mandatory information)</i>	
Full name of individual/organisation making further submission:	Willowridge Developments Limited
Contact person <i>(if different from above)</i>:	Alison Devlin, alison@willowridge.co.nz & David Badham, davidb@barker.co.nz
Email address:	As above
Postal address:	1 Sir Tim Wallis Drive, Wānaka 9305 Postcode
Preferred method of contact:	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Post
Phone contact:	Daytime: Mobile: 021 969 152

2. Eligibility to make a further submission (for information on this section go to RMA Schedule 1, clause 8)

I am:

A person representing a relevant aspect of the public interest. In this case, also specify below the grounds for saying that you come within this category; or

A person who has an interest in the proposal greater than the interest that the general public has. In this case, also specify below the grounds for saying that you come within this category; or

the local authority

My reasons for selecting the category ticked above are:

It made an original submission on the PDP (S250), and the submission points identified within this further submission, specifically affect Willowridge Developments Limited interests in the Far North District

For example: Any person representing a relevant aspect of the public interest would likely include public interest environmental groups

Any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has is likely to include owners of land and users of resources directly affected by plan provisions. It is also likely to include iwi and hapu where their interests are directly affected.

3. Request to be heard at hearing

Yes, I wish to be heard at the hearing in support of my further submission; or

No, I do not wish to be heard at the hearing in support of my further submission

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

Yes

No

Signature of further submitter:

(or person authorised to sign on behalf of further submitter)

Date: 1/09/2023

(A signature is not required if you are making your further submission by electronic means)

Important information:

1. A copy of your further submission must be served on the original submitter within five working days after it is served on Far North District Council.
2. The Far North District Council must receive this further submission before the closing date and time for further submissions (**5pm Monday, 4 September 2023**)
3. Please note that further submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your further submission will only be used for the purpose of the District Plan review.
4. Submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this further submission form). If you don't have an email address, it will be posted.

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

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the further submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Send your further submission to:

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

Email to: pdp@fndc.govt.nz

Or you can also deliver this further submission form to any Far North District Council service centre or library (check the Council website for opening hours).

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

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

The specific submission(s) on the Proposed Far North District Plan that this further submission relates to:

Name of original submitter	Address of original submitter	Original submitter number	Original submission point number	Support or oppose	Reasons for supporting or opposing	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) <i>Give precise details</i>
<i>Example</i> John Smith	<i>Example</i> 60 Kerikeri Road Kerikeri 0230	<i>Example</i> 600	<i>Example</i> 600.001	<i>Example</i> Support	<i>Example</i> I support because I believe	<i>Example</i> I seek that the whole of the submission point be allowed

The specific submission(s) on the Proposed Far North District Plan that this further submission relates to:

Name of original submitter	Address of original submitter	Original submitter number	Original submission point number	Support or oppose	Reasons for supporting or opposing	I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) <i>Give precise details</i>

Use additional sheets if necessary

To: Far North District Council

Re: Further Submission on Proposed Far North District Plan – Willowridge Developments Limited

Full Name: Willowridge Developments Limited

Phone: 021 969 152

Address for Service: Alison Devlin, alison@willowridge.co.nz & David Badham, davidb@barker.co.nz

Date: 4 September 2023

Further Submission Information:

This is a further submission on the Far North District Council's (**FNDC**) Proposed Far North District Plan (**PDP**).

Willowridge Developments Limited has an interest greater than the interest the general public has, as it made an original submission on the PDP (S250), and the submission points identified within this further submission, specifically affect Willowridge Developments Limited interests in the Far North District.

Willowridge Developments Limited could not gain an advantage in trade competition through this further submission.

The specific original submission points of the PDP that Willowridge Developments Limited further submission relates to are attached.

Willowridge Developments Limited supports or opposes to the specific submission points as listed in the attached document. The reasons are provided in the attached document.

The decisions that Willowridge Developments Limited wishes Far North District Council (**FNDC**) to make to ensure the issues raised by Willowridge Developments Limited are dealt with are also contained in the attached document.

Willowridge Developments Limited wishes to be heard in support of this further submission.

Alison Devlin

Willowridge Developments Limited

Willowridge Developments Limited Specific Further Submission Points on the PDP

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
General					
S363.001	Foodstuffs North Island Limited	General/ plan Content/ Miscellaneous (Strategic Direction)	Support	Willowridge Developments Limited supports the requested amendment sought within this submission point.	Accept FS361.001
S516.007	Ngā Tai Ora - Public Health Northland	General/ plan Content/ Miscellaneous (Strategic Direction)	Support	Willowridge Developments Limited supports the requested amendment sought within this submission point.	Accept FS361.002
Natural Hazards					
S257.021	Te Hiku Community Board	Natural hazards (NH-R2)	Support	Willowridge Developments Limited supports the requested amendment sought within this submission point, on the basis that existing activities and buildings should be recognised and provided for.	Accept FS361.004
S357.022	Sean Frieling	Natural hazards (NH-R2)	Support	Willowridge Developments Limited supports the requested amendment sought within this submission point, on the basis that existing activities and buildings should be recognised and provided for.	Accept FS361.005
S358.022	Leah Frieling	Natural hazards (NH-R2)	Support	Willowridge Developments Limited supports the requested amendment sought within this submission point, on the basis that existing activities and buildings should be recognised and provided for.	Accept FS361.006

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S543.026	LJ King Ltd	Natural hazards (NH-R2)	Support	Willowridge Developments Limited supports the requested amendment sought within this submission point, on the basis that existing activities and buildings should be recognised and provided for.	Accept FS361.007
S472.022	Michael Foy	Natural hazards (NH-R2)	Support	Willowridge Developments Limited supports the requested amendment sought within this submission point, on the basis that existing activities and buildings should be recognised and provided for.	Accept FS361.008
S485.027	Elbury Holdings	Natural hazards (NH-R2)	Support	Willowridge Developments Limited supports the requested amendment sought within this submission point, on the basis that existing activities and buildings should be recognised and provided for.	Accept FS361.009
S541.024	Elbury Holdings	Natural hazards (NH-R2)	Support	Willowridge Developments Limited supports the requested amendment sought within this submission point, on the basis that existing activities and buildings should be recognised and provided for.	Accept FS361.010
S335.025	BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy	Natural hazards (NH-R2)	Oppose	Willowridge Developments Limited opposes the retention of NH-R2 on the basis that it does not provide for additions and alterations to existing activities as a permitted activity.	Reject FS361.011
S421.070	Northland Federated Farmers of New Zealand	Natural hazards (NH-R2)	Oppose	Willowridge Developments Limited opposes the retention of NH-R2 on the basis that it does not provide for additions and alterations to existing activities as a permitted activity.	Reject FS361.012
S167.010	Bentzen Farm Limited	Natural hazards (NH-R5)	Support in part	Willowridge Developments Limited supports the amendment sought within this submission point to change the activity status to restricted discretionary, but notes that it has requested the amendment that NH-R5 PER-2 should be deleted in its original submission.	Accept in part FS361.013

Willowridge Developments Limited PDP Further Submission



Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S168.017	Setar Thirty Six Limited	Natural hazards (NH-R5)	Support in part	Willowridge Developments Limited supports the amendment sought within this submission point to change the activity status to restricted discretionary, but notes that it has requested the amendment that NH-R5 PER-2 should be deleted in its original submission.	Accept in part FS361.014
S187.010	The Shooting Box Limited	Natural hazards (NH-R5)	Support in part	Willowridge Developments Limited supports the amendment sought within this submission point to change the activity status to restricted discretionary, but notes that it has requested the amendment that NH-R5 PER-2 should be deleted in its original submission.	Accept in part FS361.015
S222.009	Wendover Two Limited	Natural hazards (NH-R5)	Support in part	Willowridge Developments Limited supports the amendment sought within this submission point to change the activity status to restricted discretionary, but notes that it has requested the amendment that NH-R5 PER-2 should be deleted in its original submission.	Accept in part FS361.016
S243.019	Matauri Trustee Limited	Natural hazards (NH-R5)	Support in part	Willowridge Developments Limited supports the amendment sought within this submission point to change the activity status to restricted discretionary, but notes that it has requested the amendment that NH-R5 PER-2 should be deleted in its original submission.	Accept in part FS361.017
S333.010	P S Yates Family Trust	Natural hazards (NH-R5)	Support in part	Willowridge Developments Limited supports the amendment sought within this submission point to change the activity status to restricted discretionary, but notes that it has requested the amendment that NH-R5 PER-2 should be deleted in its original submission.	Accept in part FS361.018
S502.043	Northland Planning and Development 2020 Limited	Natural hazards (NH-R5)	Oppose	Willowridge Developments Limited opposes the submission by Northland Planning and Development 2020 Limited to amend NH-R5 PER-2 as it considers that NH-R5 PER-2 should be deleted.	Reject FS361.019

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S502.044	Northland Planning and Development 2020 Limited	Natural hazards (NH-R6)	Oppose	Willowridge Developments Limited opposes the submission by Northland Planning and Development 2020 Limited to amend NH-R5 PER-2 as it considered that NH-R5 PER-2 should be deleted.	Reject FS361.020
Ecosystems and indigenous biodiversity					
S339.029	Te Aupōuri Commercial Development Ltd	Ecosystems and indigenous biodiversity (IB-R1)	Support	Willowridge Developments Limited supports the amendment sought in the submission point as it is considered that the provisions as notified are overly onerous.	Accept FS361.021
S355.021	Wakaiti Dalton	Ecosystems and indigenous biodiversity (IB-R1)	Support	Willowridge Developments Limited agrees that Rule IB-R1 should be amended to include maximum clearance thresholds as it is considered that the provisions as notified are overly onerous.	Accept FS361.022
S529.125	Carbon Neutral NZ Trust	Ecosystems and indigenous biodiversity (IB-R1)	Oppose	Willowridge Developments Limited opposes the requested amendment which seeks to amend Rule IB-R1 to apply to vegetation that includes indigenous vegetation, on the basis that it would cause unnecessary resource consents.	Reject FS361.023
S529.126	Carbon Neutral NZ Trust	Ecosystems and indigenous biodiversity (IB-R1)	Oppose	Willowridge Developments Limited opposes the requested amendment which seeks to amend Rule IB-R1 to apply to vegetation that includes indigenous vegetation, on the basis that it would cause unnecessary resource consents.	Reject FS361.024
S364.046	Director General of Conservation (Department of Conservation)	Ecosystems and indigenous	Oppose	Willowridge Developments Limited opposes the requested amendment to delete Rule IB-R3 and amend the rules to only allow the removal of indigenous vegetation as a permitted	Reject FS361.025

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
		biodiversity (IB-R3)		activity in specific circumstances on the basis that it is overly conservative.	
S431.108	John Andrew Riddell	Ecosystems and indigenous biodiversity (IB-R3)	Oppose	Willowridge Developments Limited opposes the requested amendment to clause 2 PER-2 of rule IB-R3 so that it provides for a total clearance of no more than 100 square metres in any 10-year period, on the basis that it is overly conservative.	Reject FS361.026
Subdivision					
S527.020	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Subdivision (SUB-R6 and Sub-P8)	Oppose	Willowridge Developments Limited opposes the requested amendment sought in the submission point as SUB-P8 encourages a pathway for development with positive outcomes, where it would be overly conservative to require offsetting measures for a subdivision where environmental effects are negligible.	Reject FS361.027
S167.062	Bentzen Farm Limited	Subdivision (SUB-R20)	Support	Willowridge Developments Limited supports the requested amendment as the Coastal Environment will not be impacted if the boundaries in this area are not subdivided, particularly where only a small part of the site is contained within the Coastal Environment.	Accept FS361.028
S168.063	Setar Thirty Six Limited	Subdivision (SUB-R20)	Support	Willowridge Developments Limited supports the requested amendment as the Coastal Environment will not be impacted if the boundaries in this area are not subdivided, particularly where only a small part of the site is contained within the Coastal Environment.	Accept FS361.029
S187.055	The Shooting Box Limited	Subdivision (SUB-R20)	Support	Willowridge Developments Limited supports the requested amendment as the Coastal Environment will not be impacted if the boundaries in this area are not subdivided, particularly where only a small part of the site is contained within the Coastal Environment.	Accept FS361.030

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S222.056	Wendover Two Limited	Subdivision (SUB-R20)	Support	Willowridge Developments Limited supports the requested amendment as the Coastal Environment will not be impacted if the boundaries in this area are not subdivided, particularly where only a small part of the site is contained within the Coastal Environment.	Accept FS361.031
S243.080	Matauri Trustee Limited	Subdivision (SUB-R20)	Support	Willowridge Developments Limited supports the requested amendment as the Coastal Environment will not be impacted if the boundaries in this area are not subdivided, particularly where only a small part of the site is contained within the Coastal Environment.	Accept FS361.032
S222.054	Wendover Two Limited	Subdivision (SUB-R20)	Support	Willowridge Developments Limited supports the requested amendment as the Coastal Environment will not be impacted if the boundaries in this area are not subdivided, particularly where only a small part of the site is contained within the Coastal Environment.	Accept FS361.033
S333.055	P S Yates Family Trust	Subdivision (SUB-R20)	Support	Willowridge Developments Limited supports the requested amendment as the Coastal Environment will not be impacted if the boundaries in this area are not subdivided, particularly where only a small part of the site is contained within the Coastal Environment.	Accept FS361.034
S364.061	Director General of Conservation (Department of Conservation)	Subdivision (SUB-R20)	Oppose	Willowridge Developments Limited opposes the requested retention of Rule SUB-R20 as Willowridge considers this to be a blunt approach to the management of subdivision within the CE, in the context of the minimum allotment size provisions provided in SUB - S1.	Reject FS361.035
S24.002	Trent Simpkin	Subdivision (SUB-S1)	Support in part	Willowridge Developments Limited supports in part the requested amendment to reconsider the RLZ area. It is noted that that in the original submission, Willowridge submitted that the allotment sizes of the RLZ should align with the residential intensity control of the RLZ Chapter.	Accept in part FS361.036

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Willowridge Developments Limited PDP Further Submission



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S286.002	Tristan Simpkin	Subdivision (SUB-S1)	Support in part	Willowridge Developments Limited supports in part the requested amendment to reconsider the RLZ area. It is noted that that in the original submission, Willowridge submitted that the allotment sizes of the RLZ should align with the residential intensity control of the RLZ Chapter.	Accept in part FS361.037
S67.009	Michael John Winch	Subdivision (SUB-S1)	Support in part	Willowridge Developments Limited supports in part the requested amendment to reconsider the RLZ area. It is noted that that in the original submission, Willowridge submitted that the allotment sizes of the RLZ should align with the residential intensity control of the RLZ Chapter.	Accept in part FS361.038
S112.001	Lynley Newport	Subdivision (SUB-S1)	Support in part	Willowridge Developments Limited supports the submission point on the basis that the minimum allotment size of the Rural Production Zone is changed to 20 hectares as 40 hectares is considered to be overly conservative.	Accept in part FS361.039
S190.001	Thomson Survey Ltd	Subdivision (SUB-S1)	Support in part	Willowridge Developments Limited supports the submission point on the basis that the minimum allotment size of the Rural Production Zone is changed to 20 hectares as 40 hectares is considered to be overly conservative.	Accept in part FS361.040
S415.001	LMD Planning Consultancy	Subdivision (SUB-S1)	Support in part	Willowridge Developments Limited supports the submission point on the basis that the minimum allotment size of the Rural Production Zone is changed to 20 hectares as 40 hectares is considered to be overly conservative.	Accept in part FS361.041
S502.082	Northland Planning and Development 2020 Limited	Subdivision (SUB-S1)	Support in part	Willowridge Developments Limited supports the submission point on the basis that the minimum allotment size of the Rural Production Zone is changed to 20 hectares as 40 hectares is considered to be overly conservative.	Accept in part FS361.042
S167.064	Bentzen Farm Limited	Subdivision (SUB-S1)	Support in part	Willowridge Developments Limited supports the requested amendment to SUB-S1 to change the minimum allotment size. It notes in their original submission the provision of a 20ha	Accept in part FS361.043

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Willowridge Developments Limited PDP Further Submission



Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				minimum lot size in the RPROZ as a controlled activity is sought.	
S243.082	Matauri Trustee Limited	Subdivision (SUB-S1)	Support in part	Willowridge Developments Limited supports the requested amendment to SUB-S1 to change the minimum allotment size. It notes in their original submission the provision of a 20ha minimum lot size in the RPROZ as a controlled activity is sought.	Accept in part FS361.044
S261.004	Amber Hookway	Subdivision (SUB-S1)	Support in part	Willowridge Developments Limited supports the requested amendment to SUB-S1 to change the minimum allotment size. It notes in their original submission the provision of a 20ha minimum lot size in the RPROZ as a controlled activity is sought.	Accept in part FS361.045
S279.002	Manu Burkhardt Macrae	Subdivision (SUB-S1)	Support in part	Willowridge Developments Limited supports the requested amendment, as the 40ha allotment size proposed for the RPROZ is considered to be overly conservative. It notes that in the original submission, this requested change relates to all RPROZ zoned land, not just land which is not highly productive land.	Accept in part FS361.046
S421.177	Northland Federated Farmers of New Zealand	Subdivision (SUB-S1)	Support	Willowridge Developments Limited supports the requested amendment, as the 40ha allotment size proposed for the RPROZ is considered to be overly conservative.	Accept FS361.047
S309.004	Danielle Hookway	Subdivision (SUB-S1)	Support in part	Willowridge Developments Limited supports the requested amendment in relation to reducing the controlled activity minimum allotment size in the Rural Production Zone, although notes that the original submission seeks consideration of regional consistency with neighbouring Council's for minimum lot sizes.	Accept in part FS361.048
S310.004	Lianne Kennedy	Subdivision (SUB-S1)	Support in part	Willowridge Developments Limited supports the requested amendment in relation to reducing the controlled activity minimum allotment size in the Rural Production Zone,	Accept in part FS361.049

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Willowridge Developments Limited PDP Further Submission



Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				although notes that the original submission seeks consideration of regional consistency with neighbouring Council's for minimum lot sizes.	
S311.004	Allen Hookway	Subdivision (SUB-S1)	Support in part	Willowridge Developments Limited supports the requested amendment in relation to reducing the controlled activity minimum allotment size in the Rural Production Zone, although notes that the original submission seeks consideration of regional consistency with neighbouring Council's for minimum lot sizes.	Accept in part FS361.050
S319.003	FNR Properties Limited	Subdivision (SUB-S1)	Support in part	Willowridge Developments Limited supports the requested amendment in relation to reducing the controlled activity minimum allotment size in the Rural Production Zone, although notes that the original submission seeks consideration of regional consistency with neighbouring Council's for minimum lot sizes.	Accept in part FS361.051
S437.004	FNR Properties Limited	Subdivision (SUB-S1)	Oppose in part	Willowridge Developments Limited opposes the requested amendment in relation to the controlled activity minimum allotment size in the Rural Production Zone and, the minimum allotment size in the RLZ.	Reject in part FS361.052
Coastal Environment					
S356.095	Waka Kotahi NZ Transport Agency	Coastal environment (CE-P1)	Support	Willowridge Developments Limited supports the submission point to retain CE-P1 as the intention of this policy aligns with Policy 4.5.1 and Method 4.5.4 of the RPS.	Accept FS361.053
S463.051	Waiaua Bay Farm Limited	Coastal environment (CE-01)	Oppose	Willowridge Developments Limited opposes the submission point as CE-O1 is considered to align with the RPS and Section 6(a) of the RMA.	Reject FS361.054
S442.159	Kapiro Conservation Trust	Coastal environment (CE-P10)	Oppose	Willowridge Developments Limited opposes the requested amendments which seek to add a list of matters to be	Reject FS361.055

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				considered when Council assesses land use and subdivision consent applications, as the points are overly conservative.	
S451.015	Pacific EcoLogic	Coastal environment (CE-P10)	Oppose	Willowridge Developments Limited opposes the requested amendments which seek to add a list of matters to be considered when Council assesses land use and subdivision consent applications, as the points are overly conservative.	Reject FS361.056
S251.007	New Zealand Maritime Parks Ltd	Coastal environment (CE-R1)	Support in part	Willowridge Developments Limited supports the submission point as it relates to building footprint. It does not support the insertion of a restricted discretionary activity to Rule CE-R1 with targeted matters of discretion to provide for activities that cannot comply with the permitted standards.	Accept in part FS361.057
S263.032	Waitoto Development Limited	Coastal environment (CE-R1)	Support in part	Willowridge Developments Limited supports the requested amendments as they relate to clause (1) of CE - R1 - PER - 1 and clause (1) of CE-R1-PER-2.	Accept in part FS361.058
S490.005	Owen Burn	Coastal environment (CE-R1)	Support in part	Willowridge Developments Limited supports the requested amendments as they relate to the review of the height limits, as it is not considered that the CE provides sufficient nuance or recognises the varied environments of the underlying zones.	Accept in part FS361.059
S491.005	Eric Kloet	Coastal environment (CE-R1)	Support in part	Willowridge Developments Limited supports the requested amendments as they relate to the review of the height limits, as it is not considered that the CE provides sufficient nuance or recognises the varied environments of the underlying zones.	Accept in part FS361.060
S492.005	Ironwood Trust Limited	Coastal environment (CE-R1)	Support in part	Willowridge Developments Limited supports the requested amendments as they relate to the review of the height limits, as it is not considered that the CE provides sufficient nuance or recognises the varied environments of the underlying zones.	Accept in part FS361.061

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S493.009	William Goodfellow	Coastal environment (CE-R10)	Support in part	Willowridge Developments Limited supports the requested amendments as they consider that the default performance standard of no increase in GFA or footprint of structures is overly restrictive, but notes that CE - R10 should be provided for as a permitted activity.	Accept in part FS361.062
S494.009	Ian Jepson	Coastal environment (CE-R10)	Support in part	Willowridge Developments Limited supports the requested amendments as they consider that the default performance standard of no increase in GFA or footprint of structures is overly restrictive, but notes that CE - R10 should be provided for as a permitted activity.	Accept in part FS361.063
S496.007	Philip Thornton	Coastal environment (CE-R10)	Support in part	Willowridge Developments Limited supports the requested amendments as they consider that the default performance standard of no increase in GFA or footprint of structures is overly restrictive, but notes that CE - R10 should be provided for as a permitted activity.	Accept in part FS361.064
S497.007	Mark John Wyborn	Coastal environment (CE-R10)	Support in part	Willowridge Developments Limited supports the requested amendments as they consider that the default performance standard of no increase in GFA or footprint of structures is overly restrictive, but notes that CE - R10 should be provided for as a permitted activity.	Accept in part FS361.065
Rural production					
S148.046	Summit Forests New Zealand Limited	Rural production RPROZ-P6	Support in part	Willowridge Developments Limited supports in part the requested amendments in relation to the amendment of the reference 'farming activities', but notes that it has requested the amendment to reference 'primary production' and 'the productive capacity of the rural environment' as opposed to 'primary production'.	Accept in part FS361.066

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S167.098	Bentzen Farm Limited	Rural production RPROZ-R3	Support in part	Willowridge Developments Limited supports the requested amendments as they relate to the site area per residential unit being at least 20ha. It is considered that these provisions should be amended to align with adjacent Councils to provide a more consistent region wide approach to the management of RPZ land.	Accept in part FS361.067
S168.095	Setar Thirty-Six Limited	Rural production RPROZ-R3	Support in part	Willowridge Developments Limited supports the requested amendments as they relate to the site area per residential unit being at least 20ha. But notes that in the original submission it sought to amend these provisions to align with adjacent Councils.	Accept in part FS361.068
S187.086	The Shooting Box Limited	Rural production RPROZ-R3	Support in part	Willowridge Developments Limited supports the requested amendments as they relate to the site area per residential unit being at least 20ha. But notes that in the original submission it sought to amend these provisions to align with adjacent Councils.	Accept in part FS361.069
S222.091	Wendover Two Limited	Rural production RPROZ-R3	Support in part	Willowridge Developments Limited supports the requested amendments as they relate to the site area per residential unit being at least 20ha. But notes that in the original submission it sought to amend these provisions to align with adjacent Councils.	Accept in part FS361.070
S243.116	Matauri Trustee Limited	Rural production RPROZ-R3	Support in part	Willowridge Developments Limited supports the requested amendments as they relate to the site area per residential unit being at least 20ha. But notes that in the original submission it sought to amend these provisions to align with adjacent Councils.	Accept in part FS361.071
S333.087	P S Yates Family Trust	Rural production RPROZ-R3	Support in part	Willowridge Developments Limited supports the requested amendments as they relate to the site area per residential unit being at least 20ha. But notes that in the original submission	Accept in part FS361.072

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				it sought to amend these provisions to align with adjacent Councils.	
S415.002	LMD Planning Consultancy	Rural production RPROZ-R3	Support in part	Willowridge Developments Limited supports the requested amendments as they relate to the site area per residential unit being at least 20ha. But notes that in the original submission it sought to amend these provisions to align with adjacent Councils.	Accept in part FS361.073
Rural Lifestyle Zone					
S159.184	Horticulture New Zealand	RLZ-S3	Oppose	Willowridge Developments Limited opposes the requested amendments sought in this submission point, in relation to a habitable building being at least 20m from the boundary of the Rural Production zone as this is overly conservative.	Reject FS361.074
Coastal Flood					
S486.097	Te Rūnanga o Whaingaroa	Coastal Flood (Zones 1-3): 50 Year Scenario)	Support	Willowridge Developments Limited supports the requested amendments sought in this submission point as it is considered that flood risk would be more efficiently managed if it was adequately mapped and clearly identified.	Accept FS361.075