

Online Further Submission

Further Submitters Name Fiona King

Further Submitter Number FS155

Further Submitter 155

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 rate payer

Joint presentation Yes

Attention: fiona king

Contact organisation Elbury Holdings Ltd

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FS155.01 - 155.93

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Online further submitter? Yes

Date raw FS lodged 04/09/2023 8:51am

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
FS155.1	Elbury Holdings	S541.011	General	General / Process	Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives. Get out of the way of your community and let us	Support	Allow	

achieve desirable
outcomes the way we do
it, not in a way dictated to
us by a bunch of
bureaucrats in Wellington
who have probably never
been here, experienced the
way our community works,
and certainly not walked
on our land.

Facilitate, don't force.
Maybe then your
community might actually
start to value and respect
you.

FS155.2

Elbury Holdings

S541.011

General

General /
Process

Stop telling your
community what the
government has said they
have to do, and start
fighting for your
community. Otherwise, you
are just puppets of the
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Support

Allow

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FS155.3	Kapiro Residents Association	S427.028	General	General / Process	Amend resource consent system to have a two-queue system, comprising one queue for applications for small simple minor works by the general public, and a separate queue for other larger or more complex applications.	Support	Allow
FS155.4	Groundswell NZ	S465.001	General	General / Process	Seek to pause the district plan process until the failings of the RMA outlined in this submission are addressed, and there is clarity around the NPS Indigenous Biodiversity and the RMA replacement the Natural and Built Environment Act (NBA). If this is not accepted, then our submission would be the sections relating to the zoning issues above be paused or removed altogether.	Support	Allow
FS155.5	Robyn Josephine Baker	S69.005	General	General / Plan Content / Miscellaneous	Delete the PDP and replace it with a plan that has been drafted in true consultation with the citizens and rate payers of the area.	Support	Allow
FS155.6	J L Hayes and Sons Ltd	S18.001	General	General / Plan Content / Miscellaneous	Amend SNA provisions to have regard to the starting point that 1/3rd Department of Conservation land, 1/3rd Maori land and 1/3rd general title land (inferred)	Support	Allow

FS155.7	Haigh Workman Limited	S215.052	General	General / Plan Content / Miscellaneous	Insert a new chapter to the General District-Wide Matters addressing Stormwater Management (or Impermeable Surfaces generally) including overview, objectives, policies and rules in a similar way to the section on Earthworks management	Support	Allow	
FS155.8	Te Hiku Community Board	S257.023	General	General / Plan Content / Miscellaneous	<p>Amend the Infrastructure section, by adding objectives, policies and rules providing for existing mapped drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North Land Drainage Bylaw 2019.</p> <p>Add to the Planning Maps, maps indicating location of drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North Land Drainage Bylaw 2019. and overland flow paths in urban areas.</p>	Support	Allow	Land Drainage districts in Te Hiku ward need to recognized and acknowledge in all RC and Building consents. see the Land Drainage district by laws 2019 that have the restrictions that need to apply ie. building distances from boundary, access for machine cleaning, connecting discharges into the drainage schemes

FS155.9

P S Yates Family
Trust

S333.079

General

General /
Plan Content
/
Miscellaneous

Delete the reference to
'Rural Production' zone in
every instance, amend
reference to 'General Rural'
zone.

Support

Allow

Rural production zones are a to wider description . This needs to be broken down into other categories within rural production depending on the soil types. some are good soils , peat, sand and clay and some are hard pan,infertile and less productive which would better used for housing. Consents for building, industrial ,schools are being issued on rural production land . Towns have moved into rural production areas and are serviced by town water, sewage schemes yet still zoned rural production. areas like this this should be changed. Example wireless road in kaitaia has a

school, bus depot, farm, welding businesses. It has a 60 kph speed limit and is serviced by sewage and town water. Where there are services provided this should be a new zone

FS155.10	Elbury Holdings	S541.031	General	General / Plan Content / Miscellaneous	Amend the Rural Production Zone objectives, policies and rules zones so that productive land is defined based on its ability to produce food but can accommodate things other than rural production; OR amend Planning Maps to remove RPROZ from urban areas as separately submitted.	Support	Allow
FS155.11	Far North District Council	S368.005	General	General / Plan Content / Miscellaneous	Amend where necessary to give effect to the National Policy Statement for Indigenous Biodiversity	Oppose	Disallow
FS155.12	Elbury Holdings	S485.034	General	General / Plan Content / Miscellaneous	Amend the Rural Production Zone objectives, policies and rules so that productive land is defined based on its ability to produce food but can accommodate things other than rural production or amend planning maps to remove	Support	Allow

					Rural Production zoning from urban areas which are serviced with infrastructure.			
FS155.13	Elbury Holdings	S519.034	General	General / Plan Content / Miscellaneous	Amend the Rural Production Zone objectives, policies and rules zones so that productive land is defined based on its ability to produce food but can accommodate things other than rural production; OR amend Planning Maps to remove RPROZ from urban areas as separately submitted	Support	Allow	
FS155.14	Te Rūnanga o Ngāti Rēhia	S559.005	General	General / Plan Content / Miscellaneous	Amend the Subdivision chapter to insert clauses that stipulate that only tangata whenua can determine if something is likely to have an adverse effect on a site of significance to Māori or their relationship to a site of significance to Māori and requiring a cultural impact assessment in both situations in relation to adverse effects on sites of significance, ancestral lands, water, sites, wāhi tapu and other taonga (inferred).	Oppose	Disallow	
FS155.15	Te Rūnanga o Ngāti Rēhia	S559.009	General	General / Plan Content / Miscellaneous	Amend to enable Ngāti Rēhia whenua are able to utilise native and exotic forestry on their properties to offset any emissions or trade them.	Support in part	Allow in part	make sure that this includes all land owners , not just one culture

FS155.16	Te Rūnanga o Ngāti Rēhia	S559.036	General	General / Plan Content / Miscellaneous	Insert rule which exempts marae development from providing a traffic management report (inferred).	Oppose	Allow in part	allow as long as it is for all people not just one race
FS155.17	Matauri Trustee Limited	S243.107	General	General / Plan Content / Miscellaneous	Amend the name of the "Rural Production" zone in every instance in the Proposed District Plan to refer to as the "General Rural" zone.	Support	Allow	
FS155.18	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	seems like common sense

FS155.19	Reuben Wright	S178.018	General	General / Plan Content / Miscellaneous	Amend to remove reference to the Far North District Council Engineering Standards April 2022 by any rule in the Plan, but should be referred to as a matter of control or discretion where appropriate.	Support	Allow	
FS155.20	Northland Regional Council	S359.019	General	General / Plan Content / Miscellaneous	Amend to include stronger reverse sensitivity provisions. Provisions to consider requiring greater setbacks of potentially up to 100m for habitable buildings within production zones, appropriate visual and physical screening and limitations on intensity of noise sensitive activities	Support in part	Allow in part	100 metre is to far . change to 20 metre
FS155.21	Director-General of Conservation (Department of Conservation)	S364.004	General	General / Plan Content / Miscellaneous	Amend all restricted discretionary activity and controlled activity rules to insert matters of discretion/control for indigenous biodiversity where appropriate and not already identified (inferred).	Oppose	Disallow	
FS155.22	Northland Federated Farmers of New Zealand	S421.001	General	General / Plan Content / Miscellaneous	Amend (inferred) the District Plan to ensure a clear pathway for existing primary production activities to continue in the rural zones of the Far North District.	Support	Allow	

FS155.23	Northland Federated Farmers of New Zealand	S421.001	General	General / Plan Content / Miscellaneous	Amend (inferred) the District Plan to ensure a clear pathway for existing primary production activities to continue in the rural zones of the Far North District.	Support	Allow
FS155.24	Northland Federated Farmers of New Zealand	S421.180	General	General / Plan Content / Miscellaneous	Delete all references to high character areas from the Coastal Environment chapter	Support	Allow
FS155.25	LJ King Limited	S547.032	General	General / Plan Content / Miscellaneous	Amend the Rural Production Zone objectives, policies and rules so that productive land is defined based on its ability to produce food but can accommodate things other than rural production or amend planning maps to remove Rural Production zoning from urban areas which are serviced with infrastructure	Support	Allow
FS155.26	LJ King Limited	S547.011	General	General / Plan Content / Miscellaneous	Amend the PDP to reflect the submission as follows: Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives. Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to	Support	Allow

us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land.

Facilitate, don't force. Maybe then your community might actually start to value and respect you

FS155.27	LJ King Limited	S543.032	General	General / Plan Content / Miscellaneous	Amend the Rural Production Zone objectives, policies and rules zones so that productive land is defined based on its ability to produce food but can accommodate things other than rural production; OR amend Planning Maps to remove RPROZ from urban areas as separately submitted.	Support	Allow
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FS155.28	LJ King Limited	S543.011	General	General / Plan Content / Miscellaneous	Amend the PDP to reflect the submission as follows: Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives. Get out of the way of your community and let us achieve desirable outcomes the way we do	Support	Allow
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it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land.

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FS155.29	Transpower New Zealand Ltd	S454.132	General	General / Plan Content / Miscellaneous	Amend the provisions in the Horticulture zone to ensure that critical infrastructure, such as transmission facilities, is provided for.	Support	Allow
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FS155.30	Elbury Holdings	S541.031	General	General / Plan Content / Miscellaneous	Amend the Rural Production Zone objectives, policies and rules zones so that productive land is defined based on its ability to produce food but can accommodate things other than rural production; OR amend Planning Maps to remove RPROZ from urban areas as separately submitted.	Support	Allow	This has already happened at wireless road and all Town services (sewage, water and road side rubbish collection are in existence. Even a Maori school has been established there in the past 12 months. All housing down the Srate highway one from kaitaia to 345 are on town sewage and water. kaitaia township has been moving north rapidly with both industrial & commerical properties been built .
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FS155.31	Elbury Holdings	S541.031	General	General / Plan Content / Miscellaneous	Amend the Rural Production Zone objectives, policies and rules zones so that productive land is defined based on its ability to produce food but can accommodate things other than rural production; OR amend Planning Maps to remove RPROZ from urban areas as separately submitted.	Support	Allow	
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FS155.32	Elbury Holdings	S485.034	General	General / Plan Content / Miscellaneous	Amend the Rural Production Zone objectives, policies and rules so that productive land is defined based on its ability to produce food but can accommodate things other than rural production or amend planning maps to remove Rural Production zoning from urban areas which are serviced with infrastructure.	Support	Allow
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FS155.33	Elbury Holdings	S541.026	Infrastructure	Objectives	Amend the Infrastructure section, by adding objectives providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.	Support	Allow
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FS155.34	Elbury Holdings	S485.029	Infrastructure	Objectives	Amend the Infrastructure section, by adding objectives providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.	Support	Allow	There are errors in the comments that need to be corrected . The bylaw does exist and is being used by FNDC. It is essential that the Land drainage schemes are in the plan . To much poor planning has created flooding and drainage problems. It should be recognized the same stormwater management. there are only 3 land drainage areas ,all in the TeHiku ward. The main one being Kaitaia which a lot of urban water flows into land drainage drains to get to rivers.
FS155.35	Elbury Holdings	S541.027	Infrastructure	Policies	Amend the Infrastructure section, by adding policies providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in	Support	Allow	same as previous comments. but wish to be heard on these submissions

					the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.			
FS155.36	Elbury Holdings	S519.030	Infrastructure	Policies	Amend the Infrastructure section, by adding policies providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017	Support	Allow	same as previous comments
FS155.37	Elbury Holdings	S541.028	Infrastructure	Rules	<ul style="list-style-type: none"> Amend the Infrastructure section, by adding rules providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far 	Support	Allow	

North District
Council Land
Drainage Bylaw
2019 and the
Draft
Management Plan
2017.

- Amend to stop buildings being built within 10 mtrs of the drains as per the bylaws.

FS155.38

Elbury Holdings

S485.047

Infrastructure

Rules

- Amend the Infrastructure section, by adding rules providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.
- Amend to stop buildings being built within 10 mtrs of the drains as per the bylaws

Support

Allow

FS155.39	Elbury Holdings	S541.024	Natural hazards	NH-R2	Amend NH-R2 PER-1 to allow building extensions and alterations that increase GFA or footprint where the extension or alteration is designed so that it will not impede flood flows.	Support	Allow
FS155.40	Elbury Holdings	S485.027	Natural hazards	NH-R2	Amend NH-R2 PER-1 to allow building extensions and alterations that increase GFA or footprint where the extension or alteration is designed so that it will not impede flood flows.	Support	Allow
FS155.41	Elbury Holdings	S541.025	Natural hazards	NH-R3	Amend NH-R3 PER-1 to allow new decks more than 30m2 and more than 1m in height where the deck is designed so that it will not impede flood flows.	Support	Allow
FS155.42	Elbury Holdings	S519.027	Natural hazards	NH-R2	Amend NH-R2 PER-1 to allow building extensions and alterations that increase GFA or footprint where the extension or alteration is designed so that it will not impede flood flows.	Support	Allow
FS155.43	Elbury Holdings	S485.028	Natural hazards	NH-R3	Amend NH-R3 PER-1 to allow new decks more than 30m2 and more than 1m in height where the deck is designed so that it will not impede flood flows.	Support	Allow
FS155.44	Elbury Holdings	S519.028	Natural hazards	NH-R3	Amend NH-R3 PER-1 to allow new decks more than 30m2 and more than 1m in	Support	Allow

height where the deck is designed so that it will not impede flood flows.

FS155.45	Elbury Holdings	S541.003	Ecosystems and indigenous biodiversity	IB-O1	<ul style="list-style-type: none">• Acknowledge that ratepayers have managed to enhance the SNAs in the District, instead of forcing them to do this, facilitate and assist them in what they are already doing• Given that the council is required to undertake mapping and identification of SNAs under the NPS-IB, approach should be modified to work in partnership with landowners• Provide incentives (support and resources), not disincentives, for landowners to enhance the natural biodiversity of their land• If owners wish to protect their bush, the option of a simple bush protection covenant by consent notice should be available, not just Reserves Act and QEII covenants.• Make SNA mapping available publicly, even if it is not part of the PDP.	Support	Allow
FS155.46	Elbury Holdings	S485.042	Ecosystems and indigenous biodiversity	IB-O1	<ul style="list-style-type: none">• Acknowledge that ratepayers have managed to enhance the SNAs in the District, instead of forcing them to do this,	Support	Allow

facilitate and assist them in what they are already doing

- Given that the council is required to undertake mapping and identification of SNAs under the NPS-IB, approach should be modified to work in partnership with landowners
- Provide incentives (support and resources), not disincentives, for landowners to enhance the natural biodiversity of their land
- If owners wish to protect their bush, the option of a simple bush protection covenant by consent notice should be available, not just Reserves Act and QEII covenants.
- Make SNA mapping available publicly, even if it is not part of the PDP.

indigenous biodiversity

to enhance the SNAs in the District, instead of forcing them to do this, facilitate and assist them in what they are already doing

- Given that the council is required to undertake mapping and identification of SNAs under the NPS-IB, approach should be modified to work in partnership with landowners
- Provide incentives (support and resources), not disincentives, for landowners to enhance the natural biodiversity of their land
- If owners wish to protect their bush, the option of a simple bush protection covenant by consent notice should be available, not just Reserves Act and QEII covenants.
- Make SNA mapping available publicly, even if it is not part of the PDP.

FS155.48

Elbury Holdings

S541.005

Ecosystems and indigenous biodiversity

IB-P1

- Acknowledge that ratepayers have managed to enhance the SNAs in the District, instead of forcing them to do this, facilitate and assist them in what they are already doing
- Given that the council is

Support

Allow

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- Provide incentives (support and resources), not disincentives, for landowners to enhance the natural biodiversity of their land
- If owners wish to protect their bush, the option of a simple bush protection covenant by consent notice should be available, not just Reserves Act and QEII covenants.
- Make SNA mapping available publicly, even if it is not part of the PDP.

FS155.49

Elbury Holdings

S485.044

Ecosystems and indigenous biodiversity

IB-P1

- Acknowledge that ratepayers have managed to enhance the SNAs in the District, instead of forcing them to do this,

Support

Allow

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- Given that the council is required to undertake mapping and identification of SNAs under the NPS-IB, approach should be modified to work in partnership with landowners
- Provide incentives (support and resources), not disincentives, for landowners to enhance the natural biodiversity of their land
- If owners wish to protect their bush, the option of a simple bush protection covenant by consent notice should be available, not just Reserves Act and QEII covenants.
- Make SNA mapping available publicly, even if it is not part of the PDP.

			indigenous biodiversity		replace it with "assist".		
FS155.51	Elbury Holdings	S485.011	Ecosystems and indigenous biodiversity	IB-P9	Delete the word "require" from this rule and replace it with "assist".	Support	Allow
FS155.52	Elbury Holdings	S519.011	Ecosystems and indigenous biodiversity	IB-P9	Delete the word "require" from this [policy] and replace it with "assist".	Support	Allow
FS155.53	Elbury Holdings	S541.007	Ecosystems and indigenous biodiversity	IB-R4	<ul style="list-style-type: none"> • Acknowledge that ratepayers have managed to enhance the SNAs in the District, instead of forcing them to do this, facilitate and assist them in what they are already doing • Given that the council is required to undertake mapping and identification of SNAs under the NPS-IB, approach should be modified to work in partnership with landowners • Provide incentives (support and resources), not disincentives, for landowners to enhance the 	Support	Allow

- natural biodiversity of their land
- If owners wish to protect their bush, the option of a simple bush protection covenant by consent notice should be available, not just Reserves Act and QEII covenants.
- Make SNA mapping available publicly, even if it is not part of the PDP.

FS155.54	Elbury Holdings	S485.046	Ecosystems and indigenous biodiversity	IB-R4	<ul style="list-style-type: none"> • Acknowledge that ratepayers have managed to enhance the SNAs in the District, instead of forcing them to do this, facilitate and assist them in what they are already doing • Given that the council is required to undertake mapping and identification of SNAs under the NPS-IB, approach should be modified to work in partnership with landowners 	Support	Allow
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- Provide incentives (support and resources), not disincentives, for landowners to enhance the natural biodiversity of their land
- If owners wish to protect their bush, the option of a simple bush protection covenant by consent notice should be available, not just Reserves Act and QEII covenants.
- Make SNA mapping available publicly, even if it is not part of the PDP.

FS155.55

Elbury Holdings

S519.046

Ecosystems and indigenous biodiversity

IB-R4

- Acknowledge that ratepayers have managed to enhance the SNAs in the District, instead of forcing them to do this, facilitate and assist them in what they are already doing
- Given that the council is required to undertake mapping and identification of

Support

Allow

SNAs under the NPS-IB, approach should be modified to work in partnership with landowners

- Provide incentives (support and resources), not disincentives, for landowners to enhance the natural biodiversity of their land
- If owners wish to protect their bush, the option of a simple bush protection covenant by consent notice should be available, not just Reserves Act and QEII covenants.
- Make SNA mapping available publicly, even if it is not part of the PDP

FS155.56

Elbury Holdings

S541.004

Subdivision

SUB-O2

Support

Allow

Amend to:

- Acknowledge that ratepayers have managed to enhance the SNAs in the District, instead of forcing them to do this, facilitate and assist them in

what they are already doing

- Given that the council is required to undertake mapping and identification of SNAs under the NPS-IB, approach should be modified to work in partnership with landowners
- Provide incentives (support and resources), not disincentives, for landowners to enhance the natural biodiversity of their land
- If owners wish to protect their bush, the option of a simple bush protection covenant by consent notice should be available, not just Reserves Act and QEII covenants.
- Make SNA mapping available publicly, even if it is not part of the PDP.

FS155.57

Elbury Holdings

S541.017

Subdivision

SUB-O2

Delete paragraph a) of SUB-O2.

Support

Allow

FS155.58	Elbury Holdings	S485.019	Subdivision	SUB-O2	Delete paragraph a) of SUB-O2.	Support	Allow
FS155.59	Elbury Holdings	S519.019	Subdivision	SUB-O2	Delete paragraph a) of SUB-O2.	Support	Allow
FS155.60	Elbury Holdings	S485.043	Subdivision	SUB-O2	<p>Amend to:</p> <ul style="list-style-type: none"> • Acknowledge that ratepayers have managed to enhance the SNAs in the District, instead of forcing them to do this, facilitate and assist them in what they are already doing • Given that the council is required to undertake mapping and identification of SNAs under the NPS-IB, approach should be modified to work in partnership with landowners • Provide incentives (support and resources), not disincentives, for landowners to enhance the natural biodiversity of their land • If owners wish to protect their bush, the option 	Support	Allow

of a simple bush protection covenant by consent notice should be available, not just Reserves Act and QEII covenants.

- Make SNA mapping available publicly, even if it is not part of the PDP.

FS155.61	Elbury Holdings	S519.043	Subdivision	SUB-O2	Amend to:	Support	Allow
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- Acknowledge that ratepayers have managed to enhance the SNAs in the District, instead of forcing them to do this, facilitate and assist them in what they are already doing
- Given that the council is required to undertake mapping and identification of SNAs under the NPS-IB, approach should be modified to work in partnership with landowners
- Provide incentives (support and resources), not disincentives, for

- landowners to enhance the natural biodiversity of their land
- If owners wish to protect their bush, the option of a simple bush protection covenant by consent notice should be available, not just Reserves Act and QEII covenants.
- Make SNA mapping available publicly, even if it is not part of the PDP.

FS155.62	Elbury Holdings	S541.006	Subdivision	SUB-P8		Support	Allow
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Amend to:

- Acknowledge that ratepayers have managed to enhance the SNAs in the District, instead of forcing them to do this, facilitate and assist them in what they are already doing
- Given that the council is required to undertake mapping and identification of SNAs under the

NPS-IB, approach should be modified to work in partnership with landowners

- Provide incentives (support and resources), not disincentives, for landowners to enhance the natural biodiversity of their land
- If owners wish to protect their bush, the option of a simple bush protection covenant by consent notice should be available, not just Reserves Act and QEII covenants.
- Make SNA mapping available publicly, even if it is not part of the PDP.

FS155.63	Elbury Holdings	S541.018	Subdivision	SUB-P8	Amend Policy SUB-P8, by adding more circumstances where rural lifestyle blocks can be allowed in the Rural Production Zone, especially around existing houses.	Support	Allow
FS155.64	Elbury Holdings	S519.020	Subdivision	SUB-P8	Amend SUB-P8 to add more circumstances where rural lifestyle blocks can be allowed in the Rural	Support	Allow

Production Zone,
especially around existing
houses.

FS155.65	Elbury Holdings	S485.045	Subdivision	SUB-P8	<ul style="list-style-type: none">• Acknowledge that ratepayers have managed to enhance the SNAs in the District, instead of forcing them to do this, facilitate and assist them in what they are already doing• Given that the council is required to undertake mapping and identification of SNAs under the NPS-IB, approach should be modified to work in partnership with landowners• Provide incentives (support and resources), not disincentives, for landowners to enhance the natural biodiversity of their land• If owners wish to protect their bush, the option of a simple bush protection covenant by consent notice	Support	Allow
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should be available, not just Reserves Act and QEII covenants.

- Make SNA mapping available publicly, even if it is not part of the PDP.

FS155.66

Elbury Holdings

S519.045

Subdivision

SUB-P8

- Acknowledge that ratepayers have managed to enhance the SNAs in the District, instead of forcing them to do this, facilitate and assist them in what they are already doing
- Given that the council is required to undertake mapping and identification of SNAs under the NPS-IB, approach should be modified to work in partnership with landowners
- Provide incentives (support and resources), not disincentives, for landowners to enhance the natural biodiversity of their land

Support

Allow

- If owners wish to protect their bush, the option of a simple bush protection covenant by consent notice should be available, not just Reserves Act and QEII covenants.
- Make SNA mapping available publicly, even if it is not part of the PDP

FS155.67	Elbury Holdings	S485.021	Subdivision	SUB-P9	Delete policy SUB-P9, which further limits rural lifestyle bocks in the Rural Production Zone.	Support	Allow	
FS155.68	Elbury Holdings	S519.014	Subdivision	SUB-R6	Retain SUB-R6 (inferred).	Support	Allow	
FS155.69	Elbury Holdings	S541.037	Subdivision	SUB-R6	Retain SUB-R6 (inferred)	Support	Allow	
FS155.70	Elbury Holdings	S541.008	Subdivision	SUB-R17	Delete SUB-R17 as this does not protect SNAs.	Support	Allow	dont like the thought of "commandeer them". sounds like dictatorship or land theft

FS155.71

Elbury Holdings

S485.006

Subdivision

SUB-R17

Delete SUB-R17 as this
does not protect SNAs

Support

Allow

no
commandeering
of land. that is
land theft. and
fndc is poor at
maintaining (weed control
etc) any
reserves or land
it takes. they do
not help with
SNA lans either
- fencing, weed
and pest
control.

FS155.72	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.	Support	Allow
					Consequential amendments to RPROZ-R3 Residential activity and SUB-R7 Management plan subdivision.		

8ha to large for life style blocks. Most people want to be out of town with a paddock or two (4 ha at the most). All on sewage systems . But it is not enough to graze any more than 10-12 stock (2yr to mixed age) all year round if it is all in good grass and grazable. that is productive land. The weed and pest control on most of these small blocks are not maintained ie. gorse, devil groundsell, carrot weed etc and effects other neighbouring properties . Soil types play a big part in what size the block needs to be. i suggest that 4 ha is more than enough for a life style block. Even the 2000sq ntr blocks were sufficient for someone that just wants to be

FS155.73	Elbury Holdings	S541.020	Subdivision	SUB-S1	Amend standard SUB-S1 in relation to the Rural Production Zone, to generally allow lots of 4ha, and allow lots less than 4ha around existing houses.	Support	Allow
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8ha to large for life style blocks. Most people want to be out of town with a paddock or two (4 ha at the most). All on sewage systems . But it is not enough to graze any more than 10-12 stock (2yr to mixed age) all year round if it is all in good grass and grazable. that is productive land. The weed and pest control on most of these small blocks are not maintained ie. gorse, devil groundsell, carrot weed etc and effects other neighbouring properties . Soil types play a big part in what size the block needs to be. i suggest that 4 ha is more than enough for a life style block. Even the 2000sq mtr blocks were sufficient for someone that just wants to be

outside the urban boundaries. the rural production productive soils is to much of a blanket approach there are pockets of land with different types of soils

FS155.74	Elbury Holdings	S485.001	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	same above comments. i would like to be heard on this please
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FS155.75	Elbury Holdings	S485.022	Subdivision	SUB-S1	Amend standard SUB-S1 in relation to the Rural Production Zone, to generally allow lots of 4ha, and allow lots less than 4ha around existing houses.	Support	Allow	same as comments above. also productive like dairying people like me should be able to retire and cut off their house say 2000sq mtrs land (which is still a lot to maintain) to continue their lives there. but this will stop that and force rural people off their land.
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FS155.76	Elbury Holdings	S519.001	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	
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FS155.77	Elbury Holdings	S519.022	Subdivision	SUB-S1	Amend standard SUB-S1 in relation to the Rural Production Zone, to generally allow lots of 4ha, and allow lots less than 4ha around existing houses	Support	Allow	same as comments above. also productive like dairying people like me should be able to retire and cut off their house say 2000sq mtrs land (which is still a lot to maintain) to continue their lives there. but this will stop that and force rural people off their land.
FS155.78	Elbury Holdings	S541.009	Subdivision	SUB-S8	Amend to make it not a requirement to take an esplanades reserve.	Support	Allow	
FS155.79	Elbury Holdings	S519.010	Subdivision	SUB-S8	Amend SUB-S8 to not make it a requirement to take an esplanade reserve	Support	Allow	
FS155.80	Elbury Holdings	S519.040	Rural production	RPROZ-R3	Retain Rule 8.6.5.1.1 'Residential Intensity' under the operative district plan.	Support	Allow	i house on 12 ha is ridiculous, other dwellings should be allowed. ie. t small dwelling for other family members -kids or older parents.

FS155.81	Elbury Holdings	S541.012	Planning maps	Coastal Erosion (Zones 1-3)	Amend Coastal Erosion Zone 2 Line to be reflective of geology at 2 Panorama Lane, 4 Panorama Lane and 5 Panorama Lane, Ahipara (as per engineering assessment in submission).	Support	Allow	have already shown NRC that these lines are incorrect. Please correct Panarama land Ahipara
FS155.82	Elbury Holdings	S519.013	Planning maps	Coastal Erosion (Zones 1-3)	Amend Coastal Erosion Zone 2 Line to be reflective of geology at 2 Panorama Lane, 4 Panorama Lane and 5 Panorama Lane, Ahipara (as per engineering assessment in submission).	Support	Allow	The gabion baskets are not the level . It is the rock base that sits behind them and further up the hill. Notice the land contours rise from the beach front up to the Panarama road entrance and is blue rock that is the base there. Engineer reported this already.
FS155.83	Elbury Holdings	S485.013	Planning maps	Coastal Erosion (Zones 1-3)	Amend Coastal Erosion Zone 2 Line to be reflective of geology at 2 Panorama Lane, 4 Panorama Lane and 5 Panorama Lane, Ahipara (as per engineering assessment in submission).	Oppose	Allow	see reasons attached as above and in the original report from the engineer that was attached to the submission .

FS155.84	Elbury Holdings	S541.030	Planning maps	Rural Production Zone	Amend the Planning Maps by removing the Rural Production Zone from areas (Wireless Road, Kaitaia / Awanui) as described above developed with infrastructure for urban development and substitute an appropriate urban zone; OR amend Rural Production Zone objectives, policies and rules as separately submitted and allow smaller blocks of land ie.2000 sq mtrs.	Support	Allow	fnhc has allowed a school, an engineering business , a bus depot to be established in wireless road in the last year. this should not be in a rural production zone where you are suggesting 12 ha lots . single neighbouring lots along wireless road and bell road have established for the past 20 years. this is not rural production . CHANDE THE ZONiNG>
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FS155.85	Elbury Holdings	S485.033	Planning maps	Rural Production Zone	Amend the Planning Maps by removing the Rural Production Zone from areas (Wireless Road, Kaitaia / Awanui) as described above developed with infrastructure for urban development and substitute an appropriate urban zone; OR amend Rural Production Zone objectives, policies and rules as separately submitted and allow	Support	Allow	use some coomon sense. if FNDC can provide services of sewage, water then it is not rural production land. CHANGE THE ZONE
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smaller blocks of land
ie.2000 sq mtrs.

FS155.86	Elbury Holdings	S519.033	Planning maps	Rural Production Zone	Amend the Planning Maps by removing the Rural Production Zone from areas (Wireless Road, Kaitaia / Awanui) as described above developed with infrastructure for urban development and substitute an appropriate urban zone; OR amend Rural Production Zone objectives, policies and rules as separately submitted and allow smaller blocks of land ie.2000 sq mtrs	Support	Allow	see all comments in my above submissions. CHANGE THE ZONE
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FS155.87	Elbury Holdings	S541.029	Planning maps	General / Miscellaneous	Amend to add maps indicating location of drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Draft Management Plans and Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017 and include overland flow paths in urban areas.	Support	Allow	Development is happen so fast in the Far North and encroaching into rural areas and planning has not been considering the management of the drains , the size of outlets or capacity of drains when approving subdivisions to occur, Thus creating flooding and ponding of water in both the urban and rural land. There are only 3 land drainage areas in the Tehiku ward . Kaitaia being the most effected by urban sprawl. These land drainage maps need to be part of the district Plan.
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FS155.88

Elbury Holdings

S519.031

Planning
maps

General /
Miscellaneous

- Amend the Infrastructure section, by adding rules providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.
- Amend to stop buildings being built within 10 mtrs of the drains as per the bylaws.

Support

Allow

Development is happen so fast in the Far North and encroaching into rural areas and planning has not been considering the management of the drains , the size of outlets or capacity of drains when approving subdivisions to occur, Thus creating flooding and ponding of water in both the urban and rural land. There are only 3 land drainage areas in the Tehiku ward, Motatangi, Waiharahara/ Kakino and Kaitaia . Kaitaia being the most effected by urban sprawl. These land drainage maps need to be part of the district Plan. The bylaws 2019 are in place and are being used by FNDC. Who says they are not ????

FS155.89	Elbury Holdings	S519.032	Planning maps	General / Miscellaneous	Amend to add maps indicating location of drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Draft Management Plans and Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017 and include overland flow paths in urban areas.	Support	Allow
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Development is happen so fast in the Far North and encroaching into rural areas and planning has not been considering the management of the drains , the size of outlets or capacity of drains when approving subdivisions to occur, Thus creating flooding and ponding of water in both the urban and rural land. There are only 3 land drainage areas in the Tehiku ward, Motatangi, Waiharahara/ Kakino and Kaitaia . Kaitaia being the most effected by urban sprawl. These land drainage maps need to be part of the district Plan. The bylaws 2019 are in place and are being used by FNDC. Who says they are not ????

FS155.90	Michael Foy	S472.030	Rural production	Objectives	Amend the Rural Production Zone objectives so that productive land is defined based on its ability to produce food but can accommodate things other than rural production; OR amend Planning Maps to remove RPROZ from urban areas as separately submitted.	Support	Allow
FS155.91	Michael Foy	S472.030	Rural production	Objectives	Amend the Rural Production Zone objectives so that productive land is defined based on its ability to produce food but can accommodate things other than rural production; OR amend Planning Maps to remove RPROZ from urban areas as separately submitted.	Support	Allow
FS155.92	Michael Foy	S472.031	Rural production	Policies	Amend the Rural Production Zone policies so that productive land is defined based on its ability to produce food but can accommodate things other than rural production; OR amend Planning Maps to remove RPROZ from urban areas as separately submitted	Support	Allow
FS155.93	Michael Foy	S472.032	Rural production	Rules	Amend the Rural Production Zone rules zones so that productive land is defined based on its ability to produce food but can accommodate things other than rural	Support	Allow

production; OR amend
Planning Maps to remove
RPROZ from urban areas
as separately submitted