

To: Far North District Council

Re: Further Submission on Proposed Far North District Plan – Sarah Ballantyne and Dean Agnew

Full Name: Sarah Ballantyne and Dean Agnew

Phone: 021376776

Address for Service: Sarah Ballantyne, sarahballantyne@hotmail.com & David Badham, davidb@barker.co.nz

Date: 4 September 2023

FS405

Further Submission Information:

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

Sarah Ballantyne and Dean Agnew (Ballantyne & Agnew) have an interest greater than the interest the general public has, as it made an original submission on the PDP (S386), and the submission points identified within this further submission, specifically affect Ballantyne & Agnew's interests in the Far North District.

Ballantyne & Agnew could not gain an advantage in trade competition through this further submission.

The specific original submission points of the PDP that Ballantyne & Agnew's further submission relates to are attached.

Ballantyne & Agnew 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 Ballantyne & Agnew wishes Far North District Council (**FNDC**) to make to ensure the issues raised by Ballantyne & Agnew are dealt with are also contained in the attached document.

Ballantyne & Agnew wish to be heard in support of this further submission.

Sarah Ballantyne and Dean Agnew

Ballantyne & Agnew Specific Further Submission Points on the PDP

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
Economic and Social Wellbeing					
S138.001	Kairos Connection Trust and Habitat for Humanity Northern Region Ltd	Economic and Social Wellbeing (SD-SP-01)	Oppose	Ballantyne & Agnew opposes the retention of SD-SP-01 as notified, as it is too vague and does not distinguish between urban or rural environments, or provide direction on what characteristics or qualities make up a 'sense of place'.	Reject FS405.001
S168.003	Setar Thirty-Six Limited	Economic and Social Wellbeing (SD-SP-01)	Oppose	Ballantyne & Agnew opposes the retention of SD-SP-01 as notified, as it is too vague and does not distinguish between urban or rural environments, or provide direction on what characteristics or qualities make up a 'sense of place'.	Reject FS405.002
S243.005	Matauri Trustee Limited	Economic and Social Wellbeing (SD-SP-01)	Oppose	Ballantyne & Agnew opposes the retention of SD-SP-01 as notified, as it is too vague and does not distinguish between urban or rural environments, or provide direction on what characteristics or qualities make up a 'sense of place'.	Reject FS405.003
S302.001	Kristine Kerr	Economic and Social Wellbeing (SD-SP-01)	Support in part	Ballantyne & Agnew supports in part the submission point that SD-SP-01 should be amended, but notes that in their original submission they seek the amendment of the objective to assist plan users and decision makers to understand what makes up a 'sense of place'.	Accept in part FS405.004
S333.004	P S Yates Family Trust	Economic and Social Wellbeing (SD-SP-01)	Oppose	Ballantyne & Agnew opposes the retention of SD-SP-01 as notified, as it is too vague and does not distinguish between urban or rural environments, or provide direction on what characteristics or qualities make up a 'sense of place'.	Reject FS405.005

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
Urban Form and Development					
S349.004	Neil Construction Limited	Urban Form and Development (overview)	Oppose in part	Ballantyne & Agnew opposes the deletion of the overview, but supports the amendment of the overview in part. They note that in their original submission, they sought to amend the Urban Form and Development Chapter overview by incorporating a centre hierarchy and creating clear objectives.	Reject in part FS405.006
S442.042	Kapiro Conservation Trust	Urban Form and Development (overview)	Oppose in part	Whilst Ballantyne & Agnew agrees that the overview needs to be amended, in their original submission, they sought to amend the Urban Form and Development Chapter overview by incorporating a centre hierarchy and creating clear objectives.	Reject in part FS405.007
S511.022	Royal Forest and Bird Protection Society of New Zealand	Urban Form and Development (overview)	Oppose in part	Whilst Ballantyne & Agnew agrees that the overview needs to be amended, in their original submission, they sought to amend the Urban Form and Development Chapter overview by incorporating a centre hierarchy and creating clear objectives.	Reject in part FS405.008
S138.003	Kairos Connection Trust and Habitat for Humanity Northern Region Ltd	Urban Form and Development (SD-UFD-O1)	Oppose	Ballantyne & Agnew opposes the retention of SD-UFD-O1 as this objective as it is not suitably balanced, and provides a pathway for perverse outcomes.	Reject FS405.009
S247.001	Margaret Sheila Hulse and John Colin Hulse	Urban Form and Development (SD-UFD-O1)	Oppose	Ballantyne & Agnew opposes the retention of SD-UFD-O1 as this objective as it is not suitably balanced, and provides a pathway for perverse outcomes.	Reject FS405.010
S356.005	Waka Kotahi NZ Transport Agency	Urban Form and Development (SD-UFD-O1)	Oppose	Ballantyne & Agnew opposes the amendment of SD-UFD-O1 as they consider that the objective should be deleted.	Reject FS405.011

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S138.004	Kairos Connection Trust and Habitat for Humanity Northern Region Ltd	Urban Form and Development (SD-UFD-02)	Oppose in part	Ballantyne & Agnew opposes the amendment in part, as they note that in the original submission, they sought to either amend SD-UFD-02 or add a new objective to establish a centres hierarchy.	Reject in part FS405.012
S356.006	Waka Kotahi NZ Transport Agency	Urban Form and Development (SD-UFD-02)	Oppose in part	Ballantyne & Agnew opposes the amendment in part, as they note that in the original submission, they sought to either amend SD-UFD-02 or add a new objective to establish a centres hierarchy.	Reject in part FS405.013
S512.009	Fire and Emergency New Zealand	Urban Form and Development (SD-UFD-02)	Oppose in part	Ballantyne & Agnew opposes the amendment in part, as they note that in the original submission, they sought to either amend SD-UFD-02 or add a new objective to establish a centres hierarchy.	Reject in part FS405.014
S516.019	Ngā Tai Ora - Public Health Northland	Urban Form and Development (SD-UFD-02)	Oppose in part	Ballantyne & Agnew opposes the amendment in part, as they note that in the original submission, they sought to either amend SD-UFD-02 or add a new objective to establish a centres hierarchy.	Reject in part FS405.015
S561.015	Kāinga Ora Homes and Communities	Urban Form and Development (SD-UFD-02)	Oppose in part	Ballantyne & Agnew opposes the amendment in part, as they note that in the original submission, they sought to either amend SD-UFD-02 or add a new objective to establish a centres hierarchy.	Reject in part FS405.016
Natural Hazards					
S257.021	Te Hiku Community Board	Natural hazards (NH-R2)	Support	Ballantyne & Agnew supports the requested amendment sought within this submission point, on the basis that existing activities and buildings should be recognised and provided for.	Accept FS405.017
S357.022	Sean Frieling	Natural hazards (NH-R2)	Support	Ballantyne & Agnew supports the requested amendment sought within this submission point, on the basis that existing activities and buildings should be recognised and provided for.	Accept FS405.018

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S358.022	Leah Frieling	Natural hazards (NH-R2)	Support	Ballantyne & Agnew supports the requested amendment sought within this submission point, on the basis that existing activities and buildings should be recognised and provided for.	Accept FS405.019
S543.026	LJ King Ltd	Natural hazards (NH-R2)	Support	Ballantyne & Agnew supports the requested amendment sought within this submission point, on the basis that existing activities and buildings should be recognised and provided for.	Accept FS405.020
S472.022	Michael Foy	Natural hazards (NH-R2)	Support	Ballantyne & Agnew supports the requested amendment sought within this submission point, on the basis that existing activities and buildings should be recognised and provided for.	Accept FS405.021
S485.027	Elbury Holdings	Natural hazards (NH-R2)	Support	Ballantyne & Agnew supports the requested amendment sought within this submission point, on the basis that existing activities and buildings should be recognised and provided for.	Accept FS405.022
S541.024	Elbury Holdings	Natural hazards (NH-R2)	Support	Ballantyne & Agnew supports the requested amendment sought within this submission point, on the basis that existing activities and buildings should be recognised and provided for.	Accept FS405.023
S335.025	BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy	Natural hazards (NH-R2)	Oppose	Ballantyne & Agnew opposes the retention of NH-R2 on the basis that it does not provide for additional and alterations to existing activities as a permitted activity.	Reject FS405.024
S421.070	Northland Federated Farmers of New Zealand	Natural hazards (NH-R2)	Oppose	Ballantyne & Agnew opposes the retention of NH-R2 on the basis that it does not provide for additional and alterations to existing activities as a permitted activity.	Reject FS405.025
S167.010	Bentzen Farm Limited	Natural hazards (NH-R5)	Support in part	Ballantyne & Agnew supports the amendment sought within this submission point to change the activity status to restricted discretionary, but notes that it has requested	Accept in part FS405.026

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Ballantyne & Agnew PDP Further Submission



Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				the amendment that NH-R5 PER-2 should be deleted in its original submission.	
S168.017	Setar Thirty Six Limited	Natural hazards (NH-R5)	Support in part	Ballantyne & Agnew 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 FS405.027
S187.010	The Shooting Box Limited	Natural hazards (NH-R5)	Support in part	Ballantyne & Agnew 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 FS405.028
S222.009	Wendover Two Limited	Natural hazards (NH-R5)	Support in part	Ballantyne & Agnew 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 FS405.029
S243.019	Matauri Trustee Limited	Natural hazards (NH-R5)	Support in part	Ballantyne & Agnew 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 FS405.030
S333.010	P S Yates Family Trust	Natural hazards (NH-R5)	Support in part	Ballantyne & Agnew 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 FS405.031

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S502.043	Northland Planning and Development 2020 Limited	Natural hazards (NH-R5)	Oppose	Ballantyne & Agnew opposes the submission point to amend NH-R5 PER-2 as it considers that NH-R5 PER-2 should be deleted.	Reject FS405.032
S502.044	Northland Planning and Development 2020 Limited	Natural hazards (NH-R6)	Oppose	Ballantyne & Agnew opposes the submission point to amend NH-R5 PER-2 as it considered that NH-R5 PER-2 should be deleted.	Reject FS405.033
Ecosystems and indigenous biodiversity					
S529.125	Carbon Neutral NZ Trust	Ecosystems and indigenous biodiversity (IB-R1)	Oppose	Ballantyne & Agnew 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 FS405.034
S529.126	Carbon Neutral NZ Trust	Ecosystems and indigenous biodiversity (IB-R1)	Oppose	Ballantyne & Agnew 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 FS405.035
Subdivision					
S527.020	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Subdivision (SUB-R6 and Sub-P8)	Oppose	Ballantyne & Agnew 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 FS405.036
S167.062	Bentzen Farm Limited	Subdivision (SUB-R20)	Support	Ballantyne & Agnew 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 FS405.037
S168.063	Setar Thirty Six Limited	Subdivision (SUB-R20)	Support	Ballantyne & Agnew supports the requested amendment as the Coastal Environment will not be impacted if the	Accept FS405.038

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				boundaries in this area are not subdivided, particularly where only a small part of the site is contained within the Coastal Environment.	
S222.056	The Shooting Box Limited	Subdivision (SUB-R20)	Support	Ballantyne & Agnew 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 FS405.039
S243.080	Matauri Trustee Limited	Subdivision (SUB-R20)	Support	Ballantyne & Agnew 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 FS405.040
S222.054	Wendover Two Limited	Subdivision (SUB-R20)	Support	Ballantyne & Agnew 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 FS405.041
S333.055	P S Yates Family Trust	Subdivision (SUB-R20)	Support	Ballantyne & Agnew 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 FS405.042
S364.061	Director General of Conservation (Department of Conservation)	Subdivision (SUB-R20)	Oppose	Ballantyne & Agnew opposes the requested retention of Rule SUB-R20 as Ballantyne & Agnew consider this to be overly restrictive, particularly when considering the minimum allotment sizes outlined in SUB-S1 of the PDP.	Reject FS405.043
S24.002	Trent Simpkin	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew supports in part the requested amendment to reconsider the RLZ area. It is noted that that in the original submission, Ballantyne & Agnew	Accept in part FS405.044

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				submitted that the allotment sizes of the RLZ should align with the minimum lot size of the RLZ Chapter.	
S286.002	Tristan Simpkin	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew supports in part the requested amendment, to reconsider the RLZ area. It is noted that, that in the original submission, Ballantyne & Agnew submitted that the allotment sizes of the RLZ should align with the minimum lot size of the RLZ Chapter.	Accept in part FS405.045
S67.009	Michael John Winch	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew supports in part the requested amendment, to reconsider the RLZ area. It is noted that, that in the original submission, Ballantyne & Agnew submitted that the allotment sizes of the RLZ should align with the minimum lot size of the RLZ Chapter.	Accept in part FS405.046
S112.001	Lynley Newport	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew 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 FS405.047
S190.001	Thomson Survey Ltd	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew 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 FS405.048
S415.001	LMD Planning Consultancy	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew 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 FS405.049
S502.082	Northland Planning and Development 2020 Limited	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew 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 FS405.093

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S167.064	Bentzen Farm Limited	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew 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 FS405.050
S243.082	Matauri Trustee Limited	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew 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 FS405.051
S255.001	Arahia Burkhardt Macrae	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew 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 FS405.052
S261.004	Amber Hookway	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew 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 FS405.053
S279.002	Manu Burkhardt Macrae	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew 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 FS405.054
S421.177	Northland Federated Farmers of New Zealand	Subdivision (SUB-S1)	Support	Ballantyne & Agnew supports the requested amendment, as the 40ha allotment size proposed for the RPROZ is considered to be overly conservative.	Accept FS405.055

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S309.004	Danielle Hookway	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew 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 FS405.056
S310.004	Lianne Kennedy	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew 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 FS405.057
S311.004	Allen Hookway	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew 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 FS405.058
S319.003	FNR Properties Limited	Subdivision (SUB-S1)	Support in part	Ballantyne & Agnew 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 FS405.059
S437.004	FNR Properties Limited	Subdivision (SUB-S1)	Oppose in part	Ballantyne & Agnew 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 FS405.060

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Coastal Environment					
S463.051	Waiaua Bay Farm Limited	Coastal environment (CE-01)	Oppose	Ballantyne & Agnew opposes the submission point as CE-01 is considered to align with the RPS and Section 6(a) of the RMA.	Reject FS405.061
S356.095	Waka Kotahi NZ Transport Agency	Coastal environment (CE-P1)	Support	Ballantyne & Agnew 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 FS405.062
S463.055	Waiaua Bay Farm Limited	Coastal environment (CE-P6)	Oppose in part	Ballantyne & Agnew opposes the submission point to delete the policy, although they generally support the recognition of farming activities within the coastal environment.	Reject in part FS405.063
S442.159	Kapiro Conservation Trust	Coastal environment (CE-P10)	Oppose	Ballantyne & Agnew 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 FS405.064
S451.015	Pacific EcoLogic	Coastal environment (CE-P10)	Oppose	Ballantyne & Agnew 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 FS405.065
S251.007	New Zealand Maritime Parks Ltd	Coastal environment (CE-R1)	Support in part	Ballantyne & Agnew 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 FS405.066
S263.032	Waitoto Development Limited	Coastal environment (CE-R1)	Support in part	Ballantyne & Agnew 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 FS405.067

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S490.005	Owen Burn	Coastal environment (CE-R1)	Support in part	Ballantyne & Agnew 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 FS405.068
S491.005	Eric Kloet	Coastal environment (CE-R1)	Support in part	Ballantyne & Agnew 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 FS405.069
S492.005	Ironwood Trust Limited	Coastal environment (CE-R1)	Support in part	Ballantyne & Agnew 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 FS405.070
S123.001	Lynley Newport	Coastal environment (CE-S1)	Oppose	Ballantyne & Agnew opposes the requested amendments as, they note in their original submission they sought to delete CE-S1 or amend it to reference to the “height of the tallest/highest surrounding ridgeline, headland or peninsula.	Reject FS405.071
S167.079	Bentzen Farm Limited	Coastal environment (CE-S1)	Support	Ballantyne & Agnew supports the submission point to delete CE-S1.	Accept FS405.072
S168.077	Setar Thirty Six Limited	Coastal environment (CE-S1)	Support	Ballantyne & Agnew supports the submission point to delete CE-S1.	Accept FS405.073
S169.011	Suzanne Linda Ashmore	Coastal environment (CE-S1)	Support in part	Ballantyne & Agnew supports in part the submission point to amend Standard CE-S1 so that it does not apply to land within the Coastal Environment overlay, but notes that in	Accept in part FS405.074

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				their original submission they sought to delete CE-S1 completely or to amend the standard.	
S187.068	The Shooting Box Limited	Coastal environment (CE-S1)	Support in part	Ballantyne & Agnew supports the submission point to delete CE-S1.	Accept in part FS405.075
S222.071	Wendover Two Limited	Coastal environment (CE-S1)	Support	Ballantyne & Agnew supports the submission point to delete CE-S1.	Accept FS405.076
S243.097	Matauri Trustee Limited	Coastal environment (CE-S1)	Support	Ballantyne & Agnew supports the submission point to delete CE-S1.	Accept FS405.077
S248.004	Richard G A Palmer	Coastal environment (CE-S1)	Oppose	Ballantyne & Agnew opposes the requested amendments, as they note in their original submission they sought to delete CE-S1 or amend it to reference to the “height of the tallest/highest surrounding ridgeline, headland or peninsula.”	Reject FS405.078
S263.035	Waitoto Development Limited	Coastal environment (CE-S1)	Support in part	Ballantyne & Agnew supports in part the submission point to amend Standard CE-S1 so that it does not apply to land within the Orongo Bay Special Purpose Zone, but notes that in their original submission they sought to delete CE-S1 completely or to amend the standard.	Accept in part FS405.079
S333.069	P S Yates Family Trust	Coastal environment (CE-S1)	Support in part	Ballantyne & Agnew supports the submission point to delete CE-S1.	Accept in part FS405.080
S350.001	Chris Sharp	Coastal environment (CE-S1)	Support in part	Ballantyne & Agnew supports the submission point to delete CE-S1 or amend the standard, but notes that in their original submission they sought to amend CE-S1 to make reference to the “height of the tallest/highest surrounding ridgeline, headland or peninsula.”	Accept in part FS405.081

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S495.007	Ricky Faesen Kloet	Coastal environment (CE-S1)	Support	Ballantyne & Agnew supports the submission point to delete CE-S1.	Accept FS405.082
Rural production					
S148.046	Summit Forests New Zealand Limited	Rural production RPROZ-P6	Support in part	Ballantyne & Agnew 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 FS405.083
S167.098	Bentzen Farm Limited	Rural production RPROZ-R3	Support in part	Ballantyne & Agnew 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 FS405.084
S168.095	Setar Thirty Six Limited	Rural production RPROZ-R3	Support in part	Ballantyne & Agnew 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 FS405.085
S187.086	The Shooting Box Limited	Rural production RPROZ-R3	Support in part	Ballantyne & Agnew 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 FS405.086
S222.091	Wendover Two Limited	Rural production RPROZ-R3	Support in part	Ballantyne & Agnew 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	Accept in part FS405.087

Barker & Associates

+64 375 0900 | admin@barker.co.nz

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				sought to amend these provisions to align with adjacent Councils.	
S243.116	Matauri Trustee Limited	Rural production RPROZ-R3	Support in part	Ballantyne & Agnew 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 FS405.088
S333.087	P S Yates Family Trust	Rural production RPROZ-R3	Support in part	Ballantyne & Agnew 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 FS405.089
S415.002	LMD Planning Consultancy	Rural production RPROZ-R3	Support in part	Ballantyne & Agnew 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 FS405.090
Rural Lifestyle Zone					
S159.184	Horticulture New Zealand	RLZ-S3	Oppose	Ballantyne & Agnew 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 FS405.091
Coastal Flood					
S486.097	Te Rūnanga o Whaingaroa	Coastal Flood (Zones 1-3): 50 Year Scenario)	Support	Ballantyne & Agnew 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 FS405.092