

Online Further Submission

Further Submitters Name Nicole Wooster

Further Submitter Number FS323

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 Landowner

Joint presentation Yes

Attention: Ms. Nicole Wooster

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Online further submitter? Yes

Date raw FS lodged 04/09/2023 10:33pm

FS323

FS323.001-.007

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
FS323.1	Trevor John Ashford	S146.003	Ecosystems and indigenous biodiversity	IB-O1	Amend to: <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 doingGiven that the council is required to undertake mapping and identification of SNAs under the NPS-IB, approach should be modified to work in	Support	Allow	Council should work with landowners, who are providing for community benefit and reduced economic options. There should be the carrot and not just the stick applied

- 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.

FS323.3	Paul O'Connor	S49.003	Ecosystems and indigenous biodiversity	IB-P1	Amend to assist land owners with the SNA identification process - thus encouraging them to protect SNA areas.	Support	Allow	As per the submission
FS323.4	Director-General of Conservation (Department of Conservation)	S364.008	Ecosystems and indigenous biodiversity	Objectives	Amend objectives, policies and rules as appropriate to recognise and implement measures to address and manage the increased threat status of myrtle rust for manuka and kanuka	Oppose	Disallow in part	Due to the scale of manuka / kanuka and the extent of areas not affected by myrtle rust it is overly restrictive to take such a precautionary approach
FS323.5	Marianna Fenn	S542.005	Ecosystems and indigenous biodiversity	IB-P1	Amend to reflect district wide mapping and rules applicable to SNAs. If SNAs based solely on the presence of regenerating manuka / kanuka are included, these areas should be separately identified and clearly distinguished from other SNAs. These manuka / kanuka SNAs could also be subject to a separate, slightly more permissive, rule regime. A large percentage of our property at 903B Kohumaru Rd is identified as SNA and, subject to the boundaries of those SNA areas being refined, I support that designation	Support in part	Allow in part	A different regime should be applied to SNA that consist of large areas of manuka / kanuka

FS323.6	Brownie Family Trust	S74.049	Planning maps	Coastal Flood (Zones 1-3) : 50 Year Scenario)	Retain the Coastal Flood (Zones 1-3) overlays as notified	Support in part	Disallow in part	Not all coastal hazards will have been identified correctly in the plan, and there should be scope for landowners to demonstrate their property is not affected by a hazard or the scale of hazard identified.
FS323.6	Northland Planning and Development 2020 Limited	S502.089	Temporary activities	TA-R3	Amend TA-R3 PER-2 PER-2 The maximum combined GFA of any temporary buildings or structure does not exceed 30m2 where the site is located within or adjoins the General Residential zone.	Oppose	Disallow	Effects on adjoining land should be considered where it has the same framework
FS323.7	Kiwi Fresh Orange Company Limited	S554.025	General residential	Rules	Insert a new rule that provides for hotels/motels as a restricted discretionary activity in the GRZ, with matters of discretion that reflect the issues in Policy GRZ-P4.	Oppose	Disallow	The scale of these facilities can range from small scale to a large-scale accommodation activity. While a small boutique could be compatible for low density residential development a large motel would not be.