

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S226.001	Tryphena Trustees Limited, David Haythornwaite	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards, including but not limited to the following:</p> <ul style="list-style-type: none"> (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5% 	Accept in part
S227.001	Isles Casey Trustee Services Limited, WWC Trustee Company Limited	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards, including but not limited to the following:</p> <ul style="list-style-type: none"> (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5% 	Accept in part

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S228.001	Jayesh Govind and Others	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%	Accept in part
S229.001	Laurie Pearson	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level	Accept in part

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					(iii) Building or structure coverage = 12.5%	
S231.001	Ovisnegra Limited	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%	Accept in part
S232.001	Tobias Groser	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location	Accept in part

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					(ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%	
S233.001	Whale Bay Limited	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%	Accept in part
S234.001	Whale Bay Limited	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing	Accept in part

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					ground level (iii) Building or structure coverage = 12.5%	
S235.001	WW Trustee Services 2016 Limited, Eloise Caroline Caswell, Donald Gordon Chandler	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%	Accept in part
S236.001	Connemara Black Limited	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House	Accept in part

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					Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%	
S237.001	Evan Williams and Katherine Williams	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%	Accept in part
S238.001	John Gowing and Miriam Van Lith	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards,	Accept in part

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					including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%	
S239.001	John Gowing, Miriam Van Lith, Ellis Gowing, James Gowing, Byron Gowing	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%	Accept in part
S240.001	Matthew Watson, Kaylene Watson, D R Thomas Limited	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following:	Accept in part

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					(i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%	
S241.001	Matthew Draper and Michaela Jannard	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%	Accept in part
S352.001	Philibert Jean-G Frick	General / Plan Content / Miscellaneous	Oppose	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.	Accept in part

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					Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%	
S347.001	Matthew Draper and Michaela Jannard	General / Plan Content / Miscellaneous	Oppose	<p>Resource consents for Mataka Station have been given effect to, and remain live, thus development of Mataka Station, including vacant lots and Lot 19 DP 323083 continue to be enabled by those consents. In other words, the resource consents enable development, and completion of the Mataka Station development, notwithstanding the provisions of the Proposed District Plan. However, the Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the resource consents.</p> <p>The Proposed District Plan provisions will restrict development of the property and Mataka Station more generally, in a manner that is inconsistent with the resource consents and the integrated and comprehensive development authorised by that. The Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property and Mataka Station more generally, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis.</p> <p>The proposed provisions are inconsistent with the Act and relevant planning instruments</p>	<p>Amend the Proposed District Plan to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the resource consents approved for Mataka Station, Purerua Peninsula Peninsula (including Lot 19 DP 323083); and/or</p> <p>Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development authorised by the resource consents approved for Mataka Station as a permitted activity as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the Coastal Environment, Outstanding Natural Landscape of High Natural Character and/or</p> <p>Otherwise amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the resource consents approved for Mataka Station</p>	Accept in part
S347.002	Matthew Draper and Michaela Jannard	General / Plan Content / Miscellaneous	Oppose	<p>Resource consents for Mataka Station have been given effect to, and remain live, thus development of Mataka Station, including vacant lots and Lot 19 DP 323083 continue to be enabled by those consents. In other words, the resource consents enable development, and completion of the Mataka Station development, notwithstanding the provisions of the Proposed District Plan. However, the Proposed District Plan fails to recognise, have regard to, or provide for the</p>	<p>Amend the Proposed District Plan to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the resource consents approved for Mataka Station, Purerua Peninsula Peninsula (including Lot 19 DP 323083); and/or</p> <p>Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development</p>	Accept in part

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				<p>development and subdivision enabled by the resource consents. The Proposed District Plan provisions will restrict development of the property and Mataka Station more generally, in a manner that is inconsistent with the resource consents and the integrated and comprehensive development authorised by that. The Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property and Mataka Station more generally, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis. The proposed provisions are inconsistent with the Act and relevant planning instruments</p>	<p>authorised by the resource consents approved for Mataka Station as a permitted activity as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the Coastal Environment, Outstanding Natural Landscape of High Natural Character and/or Otherwise amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the resource consents approved for Mataka Station</p>	
<p>S347.003</p>	<p>Matthew Draper and Michaela Jannard</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>Resource consents for Mataka Station have been given effect to, and remain live, thus development of Mataka Station, including vacant lots and Lot 19 DP 323083 continue to be enabled by those consents. In other words, the resource consents enable development, and completion of the Mataka Station development, notwithstanding the provisions of the Proposed District Plan. However, the Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the resource consents. The Proposed District Plan provisions will restrict development of the property and Mataka Station more generally, in a manner that is inconsistent with the resource consents and the integrated and comprehensive development authorised by that. The Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property and Mataka Station more generally, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis. The proposed provisions are inconsistent with the Act and relevant planning instruments</p>	<p>Amend the Proposed District Plan to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the resource consents approved for Mataka Station, Purerua Peninsula Peninsula (including Lot 19 DP 323083); and/or Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development authorised by the resource consents approved for Mataka Station as a permitted activity as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the Coastal Environment, Outstanding Natural Landscape of High Natural Character and/or Otherwise amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the resource consents approved for Mataka Station</p>	<p>Accept in part</p>

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S347.004	Matthew Draper and Michaela Jannard	General / Plan Content / Miscellaneous	Oppose	<p>Resource consents for Mataka Station have been given effect to, and remain live, thus development of Mataka Station, including vacant lots and Lot 19 DP 323083 continue to be enabled by those consents. In other words, the resource consents enable development, and completion of the Mataka Station development, notwithstanding the provisions of the Proposed District Plan. However, the Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the resource consents.</p> <p>The Proposed District Plan provisions will restrict development of the property and Mataka Station more generally, in a manner that is inconsistent with the resource consents and the integrated and comprehensive development authorised by that. The Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property and Mataka Station more generally, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis.</p> <p>The proposed provisions are inconsistent with the Act and relevant planning instruments</p>	<p>Amend the Proposed District Plan to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the resource consents approved for Mataka Station, Purerua Peninsula Peninsula (including Lot 19 DP 323083); and/or</p> <p>Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development authorised by the resource consents approved for Mataka Station as a permitted activity as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the Coastal Environment, Outstanding Natural Landscape of High Natural Character and/or</p> <p>Otherwise amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the resource consents approved for Mataka Station</p>	Accept in part
S422.001	Maurice Dabbah	General / Plan Content / Miscellaneous	Support in part	<p>The Proposed Plan, if approved, will directly affect members of the [Mataka Residents'] Association by imposing undue restrictions on the construction of residential dwellings on the Site through the application of specified overlays and rules.</p>	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" (including Lots 3, 21, 23 and 35 Rangihoua Road, Kerikeri, and Lots 7, 8 and 29 Oihi Road, Kerikeri) under 'Part 3 - Area Specific Matters' of the Proposed Plan; and include appropriate objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards,</p>	Accept in part

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					including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%	
S435.001	Elka Gouzer	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%	Accept in part
S345.014	Nicole Way and Christopher Hujlich as Trustees of the Trssh Birnie Settlement Trust	General / Plan Content / Miscellaneous	Oppose	The Resource Consents at Mataka Station enable development, and completion of the Mataka Station development, notwithstanding the provisions of the Proposed District Plan. The Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the Resource Consents. The Proposed District Plan provisions will restrict development of the Property, and Mataka Station more generally, in a manner that is inconsistent with the Resource Consents and the integrated and comprehensive development authorised by those. The Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property and Mataka Station more generally, nor elsewhere. The "low	Amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the resource consents granted for Mataka Station	Accept in part

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				intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis. The proposed provisions are inconsistent with the Act and relevant planning instruments.		
S346.001	Paradise Found Developments Limited	General / Plan Content / Miscellaneous	Oppose	<p>Resource consents granted for Wiroa Station, 40 McKenzie Road, Purerua Peninsula, Kerikeri (being Lots 1-21 DP 497523) have been given effect to, and remain live, thus development of Wiroa Station, including vacant lots and the Property itself continue to be enabled by those consents. In other words, the Resource Consents enable development, and completion of the Wiroa Station development, notwithstanding the provisions of the Proposed District Plan. 8. However, the Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the Resource Consents.</p> <p>The Proposed District Plan provisions will restrict development of the property in a manner that is inconsistent with the resource consents and the integrated and comprehensive development authorised by those. Especially the controls within the Coastal Environment overlay, which covers the entire property.</p> <p>Parts of the property are also identified as being subject to the Coastal Flood overlays. Insofar as these interfere with, or purport to restrict development authorised under the resource consents, these are inappropriate.</p> <p>Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property, nor elsewhere.</p> <p>The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis.</p> <p>The proposed provisions are inconsistent with the Act and relevant planning instruments</p>	<p>Amend the Proposed District Plan to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the resource consents approved for Wiroa Station, 40 McKenzie Road, Purerua Peninsula, Kerikeri (being Lots 1-21 DP 497523); and/or</p> <p>Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development authorised by the resource consents approved for Wiroa Station as a permitted activity as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the Coastal Environment and Coastal Flooding and/or</p> <p>Otherwise amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the resource consents approved for Wiroa Station</p> <p>Otherwise amend the provisions of the Proposed District Plan to provide for extensions and alterations to existing structures at Wiroa Station, in a manner consistent with the activities and buildings authorised by the resource consents approved for Wiroa Station.</p>	Accept in part
FS143.76	Mataka Residents' Association Inc		Support	A special purpose zone and/or structure plan is appropriate to apply to subdivision and development such as the submitter's property, where previous resource consents have established development entitlements together with	Allow	Accept in part

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				considerable landscape and biodiversity benefits. The Proposed District Plan will restrict development of the property in a manner inconsistent with these resource consents, including approved but unimplemented development on the property. The relief sought to provide for and preserve activities authorised under the resource consents is consistent with the outcome sought in submissions for Mataka Station and is supported. This includes the need to recognise the special characterises of properties such as the submitter's and the further submitter's through the application of a special purpose zone and/or structure plan.			
FS566.019	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
S183.001	MLP LLC	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within the residential lots, as authorised by The Landing Scheme.	Insert a new Special Purpose Zone for "The Landing Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are within a residential lot, and enable farming, conservation, recreation and common facilities where they are in accordance with the Landing Scheme as well as other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: i. The dwelling shall be located on a residential lot; ii. Maximum height = 12m above existing ground level; iii. Building or structure coverage = 12.5%; iv. Compliance with the design guidelines for new structures within the land covenants for each house site title.		Accept in part
FS143.80	Mataka Residents' Association Inc		Support	A special purpose zone and/or structure plan is appropriate to apply to subdivision and development such as the submitter's property,	Allow		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				where previous resource consents have established development entitlements together with considerable landscape and biodiversity benefits. The Proposed District Plan will restrict development of the property in a manner inconsistent with these resource consents, including approved but unimplemented development on the property. The relief sought to provide for and preserve activities authorised under the resource consents is consistent with the outcome sought in submissions for Mataka Station and is supported. This includes the need to recognise the special characterises of properties such as the submitter's and the further submitter's through the application of a special purpose zone and/or structure plan.		
S230.001	Mataka Residents' Association Inc	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%	Accept in part
FS165.9	Paradise Found Developments Limited		Support	Support the entirety of the submission and relief sought for the principles and analysis applicable to Wiroa Station, which is a similar consented development facing the same constraints and	Allow in part	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				issues in the Proposed District Plan as for Mataka Station.			
FS272.1	Nicole Way and Christopher Hujlich		Support	Support all of the submission points and relief sought by this submitter as an affected landowner within Mataka Station.	Allow		Accept in part
FS566.560	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
S402.001	Mark Spaans	General / Plan Content / Miscellaneous	Support in part	<p>Henderson Bay has now been assigned to the Rural Production Zone. I believe the uncontrolled permissible activities of the Rural Production Zone will have adverse effects on the natural character of Henderson Bay. What occurs on the land at Henderson Bay has an effect on the coastline due to the contour of the land and streams that run off onto the beach. I would like to see Henderson Bay have exclusions that restrict and limit any primary production to what doesn't have adverse effects on those living in the Bay and the natural character of the Bay.</p> <p>I do support the low density development of Rural Production. This therefore protects Henderson Bay from further subdivision. Further subdivision would also cause adverse effects on the conservation of the area.</p>	Amend the zoning of Henderson Bay to have its own unique zone that restricts further subdivision below the current 4ha and maintains the current activities allowable activities.		Reject
FS220.1	Lynn kincla		Support	<p>I agree with the submission. Henderson Bay is a unique environment. The rezoning to Rural Production is a poor fit. Most of the sections are too small and unproductive to be rural production in any real sense</p> <p>The new zone will allow will prevent further intensification and sub division</p> <p>But it will also allow use of the land for intensive farming activities that is not fitting for this unique environment</p> <p>Rural production also takes away some of the rights the properties have under Coastal General Zone</p> <p>I am concerned that someone could run a pig farm yet having a dog breeding kennel would require a</p>	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				300 m set back from boundaries compared to the 50m currently Henderson Bay should have a purpose made zone to cover all activities		
FS311.1	Warren McKay		Support in part	The Rural production zone is not really the right zone for many properties in Henderson Bay Most blocks are bush blocks and they are not suitable for farming activities The rural production zoning takes away some of the permitted activities covered by the Coastal General zone I am concerned that other activities will now be permitted that are not in keeping with the unique character of the land	Allow in part	Reject
FS276.5	Antoinette Pot		Support in part	I agree in part. Henderson Bay has its own natural character and the current zone changes has not allowed for the status quo that was seen under the previous zoning of General Coastal Zone- especially related to further subdivision. Therefore I support either a special zoning like that of the previous General Coastal or for Rural Production to have tighter control on permissible activities in Henderson Bay that protect the natural character of the area/ coastline.	Allow in part	Reject
S158.011	Ara Poutama Aotearoa the Department of Corrections	General / Plan Content / Miscellaneous	Oppose	The Northland Region Corrections Facility site is located in the Rural Production Zone under the PDP. However, the application of the Rural Production zoning for the site is inconsistent with modern planning practice for management of custodial corrections sites. To ensure that the ongoing use and upgrading of the Northland Region Corrections Facility is provided for appropriately within the District Plan, Ara Poutama seeks that a customised special purpose zone applies to the site, in tandem with the designation. The National Planning Standards anticipate such a planning mechanism being implemented, with the Zone Framework Standard providing for a special purpose "Corrections Zone". While custodial corrections facilities and ancillary activities are enabled under the designation, additional non-custodial justice sector activities are able to be	Insert a special purpose Corrections zone, as per Attachment 1 to the submission.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				enabled under the Corrections Zone provided that they are appropriate for the site and their effects on the surrounding environment are managed. This includes non-custodial rehabilitation activities, community corrections activities and residential activities (i.e. non-custodial). Implementing the special purpose Corrections Zone over custodial corrections sites is an approach consistent with that being applied by local authorities under other recent Proposed District Plan processes around the country.			
FS345.001	Ngawha Generation Limited		Support in part	NGL supports in part the inclusion of a Special Purpose Corrections zone provided that any provisions of the zone provide adequate consideration of reverse sensitivity effects in relation to existing and consented activities in the wider area, including those related to renewable energy generation on the adjacent Ngāwhā Generation Land.	Allow in part	allow in part the original submission	Accept in part
S345.002	Nicole Way and Christopher Hujich as Trustees of the Trssh Birnie Settlement Trust	Policies	Oppose	<p>The Resource Consents at Mataka Station enable development, and completion of the Mataka Station development, notwithstanding the provisions of the Proposed District Plan.</p> <p>The Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the Resource Consents. The Proposed District Plan provisions will restrict development of the Property, and Mataka Station more generally, in a manner that is inconsistent with the Resource Consents and the integrated and comprehensive development authorised by those.</p> <p>The Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property and Mataka Station more generally, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis.</p> <p>The proposed provisions are inconsistent with the Act and relevant planning instruments.</p>	<p>Amend to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the Resource Consents at Mataka Station.</p> <p>and/or</p> <p>Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development as is authorised by the Resource Consents as a permitted activity (where they are in general accordance with the Resource Consents) as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the CE, ONL or HNC.</p> <p>and/or</p> <p>Amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the Resource Consents on the Property.</p>		Accept in part
S345.004	Nicole Way and Christopher	Standards	Oppose	The Resource Consents at Mataka Station enable development, and completion of the Mataka Station	Amend to explicitly, and specifically provide for, and preserve the activities and land uses		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
	Huljich as Trustees of the Trssh Birnie Settlement Trust			<p>development, notwithstanding the provisions of the Proposed District Plan. The Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the Resource Consents. The Proposed District Plan provisions will restrict development of the Property, and Mataka Station more generally, in a manner that is inconsistent with the Resource Consents and the integrated and comprehensive development authorised by those. The Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property and Mataka Station more generally, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis. The proposed provisions are inconsistent with the Act and relevant planning instruments.</p>	<p>authorised under the Resource Consents at Mataka Station. and/or Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling residential activity and development as is authorised by the Resource Consents as a permitted activity (where they are in general accordance with the Resource Consents) as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the CE, ONL or HNC. and/or Amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the Resource Consents on the Property.</p>	
S32.001	Mr Lewis Thomas Grant, Mr Jake Ryan Lockwood, Mr Luke Stephen Lockwood and Mr Stephen Graham Lockwood	Natural Open Space Zone	Oppose	<p>The Motukiekie Owners consider that the Proposed Plan in its current form will not: (a) promote the sustainable management of resources, and therefore will not achieve the purpose and principles of the Resource Management Act 1991 ("RMA"); (b) meet the reasonably foreseeable needs of future generations; (c) enable social, economic and cultural wellbeing; (d) avoid, remedy or mitigate adverse effects on the environment; and (e) represent the most appropriate way to achieve the objectives of the Proposed Plan, in terms of section 32 of the RMA. Natural Open Space Zone for Motukiekie Island as currently proposed is not appropriate for the following reasons: (a) Motukiekie Island is privately-owned land intended for private accommodation and recreational purposes; (b) the land use provisions are inappropriately restrictive in the context of privately owned land. This is especially so given that residential activity may not be allowed;</p>	<p>Amend the Moturoa Island Zone to include appropriate references to Motukiekie Island; or Amend to create a new Motukiekie Island Zone that is consistent with the approach taken for the Moturoa Island Zone.</p>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				<p>(c) parts of Motukiekie Island contain vegetation that is not representative of a Natural Open Space zoning; and</p> <p>(d) parts of Motukiekie Island are already used for activities that do not sit comfortably with Natural Open Space zoning, such as the existing house, associated utilities, and jetty. The Council may have mistakenly thought Motukiekie Island was public land, resulting in this inappropriate Natural Open Space zoning. This misunderstanding may have been caused by the fact that Motukiekie Island used to be held by the Department of Conservation on a long-term lease. That is no longer the case.</p> <p>The most appropriate solution is to provide a zone consistent with that which applies to Moturoa Island (the Moturoa Island Zone) for Motukiekie Island, or expand the Moturoa Island Zone to include Motukiekie Island. This addresses the shortcomings and inconsistencies of applying the Natural Open Space Zone and provides a more durable planning solution. In particular, it recognises the private ownership and use of Motukiekie Island, and enables and encourages the ongoing conservation work.</p> <p>The objectives and policies of the Moturoa Island Zone are appropriate for Motukiekie Island because both Moturoa Island and Motukiekie Island are privately owned, are used for private accommodation and recreation, are undergoing conservation work, and have the same Coastal Environment and Natural Environment overlays. Therefore, it is efficient and appropriate to apply a consistent zone to Moturoa Island Zone.</p> <p>It is acknowledged that Motukiekie Island is smaller and less developed than Moturoa Island. On this basis, it would be appropriate to amend (or supplement) Policy MIZ-P1 as it applies to Motukiekie Island to reflect that a lesser number of residential units in addition to the existing residential unit are enabled, compared to the number of units enabled on Moturoa Island.</p> <p>The suitability of the Natural Open Space Zone compared with that of other zones for Motukiekie Island does not appear to have been assessed or</p>		

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				considered by the Council in proposing a zone for Motukiekie Island. The Motukiekie Owners are willing to work with the Council to determine the appropriate number, extent and location for identified building platforms, determine the appropriate areas to be identified and reserved for conservation activities, and develop a 'Development Plan'. An alternative option is to create a new Motukiekie Island Zone that recognises the private ownership and use of the island, and enables and encourages the Motukiekie Owners' conservation work. However, this would largely reflect the Moturoa Island Zone, so it may not be necessary to create an entirely new zone.			
FS344.001	Mr Lewis Thomas Grant, Mr Jake Ryan Lockwood, Mr Luke Stephen Lockwood and Mr Stephen Graham Lockwood		Support	Amendments to the Moturoa Island Zone to include Motukiekie Island are the most appropriate and effective method to achieve the objectives and purpose of the Act in relation to Motukiekie Island. The amendments recognise that the Island is not part of the conservation estate, is privately owned and subject to on-going conservation and ecological restorations, and that reasonable use must be provided for.	Allow	Amend Motorua Island zone provisions to include Motukiekie Island (as set out in Attachment 1 to Further Submission 344)	Accept in part
FS344.003	Mr Lewis Thomas Grant, Mr Jake Ryan Lockwood, Mr Luke Stephen Lockwood and Mr Stephen Graham Lockwood		Support	Consequential amendments to related provisions of the District Plan are necessary to ensure the provisions of the Motukiekie Island Zone and Motukiekie Island Development Plan achieve the sustainable management of the natural and physical resources of the Island.	Allow	Amend the District Plan to include "further other relief" and/or " alternative consequential amendments" to the District Plan (as set out in Attachment 3 to Further Submission 344).	Accept in part
S32.002	Mr Lewis Thomas Grant, Mr Jake Ryan Lockwood, Mr Luke Stephen Lockwood and Mr Stephen	Natural Open Space Zone	Oppose	The suitability of the Natural Open Space Zone compared with that of other zones for Motukiekie Island does not appear to have been assessed or considered by the Council in proposing a zone for Motukiekie Island. The Motukiekie Owners are willing to work with the Council to determine the appropriate number, extent and location for identified building platforms, determine the	Amend in accordance with S32.001 and identify an appropriate number of building platforms on Motukeikei Island for additional development.		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
	Graham Lockwood			appropriate areas to be identified and reserved for conservation activities, and develop a 'Development Plan'.			
FS344.002	Mr Lewis Thomas Grant, Mr Jake Ryan Lockwood, Mr Luke Stephen Lockwood and Mr Stephen Graham Lockwood		Support	Incorporation of the Motukiekie Island Development Plan provides a suitable planning framework to manage the effects of the use, development and subdivision of the Island in conjunction with continued conservation and ecological restoration activities on the Island.	Allow	Insert Motukeikei Island Development Plan into the District Plan (as set out in Attachment 2 to Further Submission 344).	Accept in part
FS344.004	Mr Lewis Thomas Grant, Mr Jake Ryan Lockwood, Mr Luke Stephen Lockwood and Mr Stephen Graham Lockwood		Support	Consequential amendments to related provisions of the District Plan are necessary to ensure the provisions of the Motukiekie Island Zone and Motukiekie Island Development Plan achieve the sustainable management of the natural and physical resources of the Island.	Allow	Amend the District Plan to include "further other relief" and/or " alternative consequential amendments" to the District Plan (as set out in Attachment 3 to Further Submission 344).	Accept in part
S222.095	Wendover Two Limited	Rural Production Zone	Oppose	The Proposed Plan fails to recognise or provide for residential development in accordance with the resource consents issued for Mataka Station. A bespoke Special Purpose zone for Mataka Station Precinct is appropriate because it will appropriately recognise and provide for the circumstances of the property, which distinguishes it from other rural properties in the district as described in this submission.	Insert a new Special Purpose Zone "Mataka Station Precinct" under Part 3 - Area Specific Matters of the Proposed Plan to apply to the whole of Mataka Station, which is Lot 1-32 DP 323083 and Lot 43 DP 363154 created by Resource Consent 2041080 at Rangihoua Road, (inferred) Include appropriate objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with resource consents granted for Mataka Station and located on a consented house site and to enable farming, conservation, recreation and common facilities. The Precinct should include: a) Provision for other activities appropriate for this locality including farming and other rural production activities; b) Appropriate permitted activity standards for dwellings and other structures, consistent with		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					the resource consents granted to date; and c) Overview, objectives and policies for the new Special Purpose zone that address the matters raised in this submission.	
S164.001	Green Inc Ltd	Rural Production Zone	Oppose	<p>The existing plan despite 1B-05 creates a strong disincentive to restoring indigenous ecosystems as current planning will likely result in those areas becoming SNAs with associated restrictive controls. In contrast, where the land is managed to retain and improve pasture, controls on use are minimal. The vision for Tupou is to retain pasture and food and wool production on the flatter better quality soils and return the steep erodible hill country to native ecosystems. These will then be managed as functioning native ecosystems that can generate carbon and biodiversity credits. They will also be used for ecotourism including high end accommodation. Pest animal and weed control is an Integral part of the plan. The native ecosystems planned include forest, wetlands, a lake and ponds, coastal ecosystems including dunes and cliff faces. Some areas would be left open to retain views and fire breaks. Currently the property has 5 putative SNAs although all are severely compromised with pests (pigs, possums, rats, stoats, rabbits) and weeds (especially pampas). The development we plan will turn up to 700+ hectares into high quality and functioning native ecosystems that could all potentially have the values associated with an SNA. My submission is that such endeavors and developments need to be "promoted and enabled" (1B-05) in a way that allows ongoing development. Small areas of clearance, erection of buildings and formation of roads and tracks should be permitted activities as long as the basic justification of "net biodiversity gains" is included. Including people in nature is a clear way to assist nature. The owners have already demonstrated this model under more conventional rules at Tahī (www.tahinz.com). Restrictions on many actions were unreasonable compared with that applied to neighbours who had retained poor quality pasture without weed or pest control. The proposed District Plan has special zones for other major developments such as</p>	<p><u>amend zoning of Tupou from Rural Production to a new special zone such as managed ecological zone or a special purpose zone for Tupou.</u> <u>Tupou</u> NA11D/1151 NA42C/379 NA55B/383 NA71D/247 NA102A/98 NA102A/99 NA102A/100 NA115C/434 NA136/174 NA136/235 NA140/216 NA262/283 NA315/329 NA340/269 NA357/153 NA245/209</p>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				<p>Corrington and Kauri Cliffs that make provision for specific development needs. Hastings District Council have included a special zone for nature conservation activities (poorly named as Nature Preservation Zone). A more general zone can act as an option toward 1B-05 that can encourage others to act similarly although it is unlikely that other properties will have the breadth of ecosystems found at Tupou or the desire to include ecotourism and accommodation. Also many will not be able to fund the intensive levels of pest control planned for Tupou. A key issue is that the zoning removes the need to classify the area as an SNA with the associated restrictive controls. Clearance to a certain level is a permitted activity for buildings, roads and tracks. Enhancing accommodation offerings is a permitted activity Pest control is a required activity Archaeological and taonga sites for local hapu are not modified. All actions fit under on umbrella of "net biodiversity gain" Other conditions, permissions and requirements will need to be developed but these are best worked through with Council Planners.</p>			
FS112.1	Carly McIlroy		Support	<p>I support this submission. The Proposed Plan would result in large area of the land potentially becoming Significant Natural Areas which have too many restrictive controls that would not allow the vision for Tupou to come to fruition. If there is to be a net biodiversity gain- and a large one at that- then it should be promoted and enabled, rather than restricted. There will be an ongoing management plan for planting areas as to enhance the natural biodiversity but there needs to be flexibility for future potential land uses which a SNA would prohibit. Either a Managed Ecological Zone or a Special Purpose Zone needs to be granted for Tupou, to allow for future developments. This project will be restoring an extensive area back to native ecosystems with the goal of a large net biodiversity gain. This needs to be promoted and enabled while preserving future land uses options.</p>	Allow		Accept in part
FS58.3	Harold Corbett		Support	<p>Tupou is a large coastal Northland property that has been managed as a typical hill country sheep</p>	Allow		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				<p>and beef farm. If the new owners wish to implement large scale biodiversity positive reforestation and pest control then they should be encouraged not penalised through constraints on potential future uses. Financing such operations will require multiple aligned revenue streams including from environmental tourism, carbon sequestration, sustainable farming, human enjoyment, solar energy, and other as yet unknown uses.</p> <p>Tupou includes areas in the Rural Production and Coastal zones. Reforestation and pest control will lead to much of the property becoming significant natural area. As such, under the PDP as proposed the restrictions on activities act as strong disincentives.</p> <p>A Special Purpose Zone should be granted for Tupou. This would encourage implementation of the requisite management plan which would detail the biodiversity operations (plantings, pest control etc) and preserve flexibility for future potential land uses which a SNA would prohibit.</p> <p>The sheer size of Tupou and the extent of the planned biodiversity improvements means that a Special Purpose Zone is the most appropriate tool.</p>			
FS83.1	Neil Mitchell		Support	<p>Tupou is part of an ancient island chain across this part of northern New Zealand. This means that there are likely to be special ecological features only found in this region. Regrettably the land has been overgrazed and pest control minimal. A new and enlightened owner intends to restore the biodiversity of a large part of the property. It would seem that the proposed District Plan could actually penalise the owner for going to considerable personal expense to achieve a very high standard of conservation. The proposal to set the property up as a special planning zone appears to achieve the best of both worlds. The owner could pursue their high conservation goals and the council would be seen to be supporting such an initiative. By clearly separating out the different activities on the property, the owner would be making quite clear how this large property will be managed.</p>	Allow		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				<p>The Tupou property has a number of important sites specifically identified within the PNA programme and also identified as SNA sites. The reality is that every one of the sites is severely compromised by introduced pests and stock. A hands off approach to these sites as may occur under the current zoning, will only lead to their ongoing decline. By proposing to set aside a large area of the property as a zone primarily for biodiversity, the current owner is signalling how these sites and all native biodiversity would be protected.</p> <p>This proposal represents an important approach to land management, in that the owner clearly wishes to work with the council, within the planning context. The other important point, is that the owner is signalling to the council that this approach is a long term view of land management. If the current designation remains, there will always be less incentive to effectively manage the biodiversity on the property. The owner is effectively saying, allow me to create these formally recognised sub-zones, to keep all of us in line and especially enhance the security of biodiversity in the region.</p>			
FS28.004	Dr John L Craig		Support	<p>The proposed FNDP would result in large area of the land potentially becoming SNAs which have too many restrictive controls that would not allow the vision for Tupou to come to fruition. If there is to be a net biodiversity gain then it should be promoted and enabled, rather than restricted. There needs to be flexibility for future potential land uses which a SNA would prohibit. Either a Managed Ecological Zone or a Special Purpose Zone needs to be granted for Tupou, to allow for future developments. This project will be restoring an extensive area back to native ecosystems with the goal of a large net biodiversity gain. This needs to be promoted and enabled while preserving future land uses options.</p>	Allow	Amend zoning Tupou from Rural Production to a new special zone such as managed ecological zone or a special purpose zone.	Accept in part
S167.109	Bentzen Farm Limited	Rural Production Zone	Oppose	<p>The description of the Rural Lifestyle zone apply to the properties at Ōmarino where subdivision consent was granted in 2006 (by way of an</p>	Delete the Rural Production zoning of the following properties at Ōmarino, Manawaora Road (as mapped in the submission), and zone		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				<p>Environment Court Consent Order). The property was subsequently subdivided to lots no smaller than 4ha. The specific objectives of the Rural Lifestyle Zone are the most appropriate way to achieve the purpose of the RMA in respect of Ōmarino. There is no risk of incompatible activities within the property, or externally (noting in particular that rural production activities are distant from the property). Objective RLZ-O4 Land use and subdivision in the Rural Lifestyle Zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production Zones. The Rural Production Zone (as currently drafted in the Proposed Plan) fails to recognise existing and potentially future rural residential opportunities, where this does not compromise rural production activities. In the alternative, a new Special Purpose Zone: Ōmarino could an equally appropriate way to achieve the purpose of the RMA 1991, provided it appropriately recognises the particular circumstances of Ōmarino, including providing for residential dwellings and associated buildings in accordance with the conditions of the resource consent, the Management Plans, consent notices and Design Guidelines which apply to the property.</p>	<p>either Rural Lifestyle or create new Special Purpose Zone Ōmarino :</p> <ul style="list-style-type: none"> Lot 1 Deposited Plan 391213 Lot 2 Deposited Plan 391213 Lot 3 Deposited Plan 391213 Lot 4 Deposited Plan 391213 Lot 5 Deposited Plan 391213 Lot 6, 21 Deposited Plan 391213 Lot 7 Deposited Plan 391213 Lot 8, 20 Deposited Plan 391213 Lot 9 Deposited Plan 391213 Lot 10 Deposited Plan 391213 Lot 11 Deposited Plan 391213 Lot 12 Deposited Plan 391213 Lot 14 Deposited Plan 391213 Lot 15 Deposited Plan 391213 Lot 17, 19 Deposited Plan 391213 Lot 18 Deposited Plan 391213 Lot 16 Deposited Plan 512589 Lot 25 Deposited Plan 512589 <p>If a new Special Purpose Zone: Ōmarino is created - amend Part 3 - Area Specific Matters to include appropriate objectives, policies and rules to enable residential activity and associated buildings as a controlled activity where they are in accordance with resource consents granted for Ōmarino and consent notices applying on the titles and located on a consented house site, and to enable conservation, recreation and common facilities.</p>	
<p>FS143.75</p>	<p>Mataka Residents' Association Inc</p>		<p>Support in part</p>	<p>A special purpose zone and/or structure plan is appropriate to apply to subdivision and development such as the submitter's property, where previous resource consents have established development entitlements together with considerable landscape and biodiversity benefits. The Proposed District Plan will restrict development of the property in a manner inconsistent with these resource consents, including approved but unimplemented development on the property. The relief sought to provide for and preserve activities authorised under the resource consents is</p>	<p>Allow</p>	<p>Reject</p>

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				consistent with the outcome sought in submissions for Mataka Station and is generally supported. This includes the need to recognise the special characterises of properties such as the submitter's and the further submitter's through the application of a special purpose zone and/or structure plan.			
FS566.471	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
S405.001	Antoinette Pot	Rural Production Zone	Not Stated	Henderson Bay previously came under the General Coastal Zone which was best suited to preserving the natural character and conservation of the coastline. It is disappointing that this zone is no longer available. Henderson Bay has now been assigned to the Rural Production Zone. I believe the uncontrolled permissible activities of the Rural Production Zone will have adverse effects on the natural character of Henderson Bay. What occurs on the land at Henderson Bay has an effect on the coastline due to the contour of the land and streams that run off onto the beach. I would like to see Henderson Bay have exclusions that restrict and limit any primary production to what doesn't have adverse effects on those living in the Bay and the natural character of the Bay. I do support the low density development of Rural Production. This therefore protects Henderson Bay from further subdivision. Further subdivision would also cause adverse effects on the conservation of the area	Amend zoning For Henderson Bay from rural production to have its own unique zone that restricts further subdivision below the current 4ha and maintains the current allowable activities or for Henderson Bay to remain in Rural Production and have tight restrictions on any primary production that will have adverse effects on the natural character of the coastline and those living in the Bay.		Reject
FS220.4	Lynn kincla		Support	The submitter is correct - Rural production zoning is not the correct zone for this area Whilst it protects the low density residential it erodes many rights the properties currently have Rural production zoning would also allow intensification of farming practises in the area - this would have an adverse effect on the local area	Allow		Reject
FS283.1	Mark Spaans		Support	Agree- either amend zoning for Henderson Bay from Rural Production to have its own unique zone that restricts further subdivision below the current 4ha and maintains the current level of permissible activities or for Henderson Bay to remain in Rural	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				Production and have tight restrictions on any primary production that will have adverse effects on the natural character of the coastline and those living in the Bay.		
FS311.7	Warren McKay		Support	The Rural production zone is not really the right zone for many properties in Henderson Bay Most blocks are bush blocks and they are not suitable for farming activities The rural production zoning takes away some of the permitted activities covered by the Coastal General zone I am concerned that other activities will now be permitted that are not in keeping with the unique character of the land	Allow	Reject
FS311.8	Warren McKay		Support	The Rural production zone is not really the right zone for many properties in Henderson Bay Most blocks are bush blocks and they are not suitable for farming activities The rural production zoning takes away some of the permitted activities covered by the Coastal General zone I am concerned that other activities will now be permitted that are not in keeping with the unique character of the land	Allow	Reject
S505.004	Dr Lynn Kincla	Rural Production Zone	Not Stated	The Henderson Bay area is quite unique and I believe that there should have been more thought into creating a special zone to protect the future of this area.	Amend to consider a special zone instead of Rural production for the Henderson Bay area	Reject
FS283.5	Mark Spaans		Support in part	I agree in part. Henderson Bay has its own natural character and the current zone changes has not allowed for the status quo that was seen under the previous zoning of General Coastal Zone. Therefore I support either a special zoning like that of the previous General Coastal or for Rural Production to have tighter control on permissible activities in Henderson Bay that protect the natural character of the area/ coastline.	Allow in part	Reject
FS311.6	Warren McKay		Support	The Rural production zone is not really the right zone for many properties in Henderson Bay Most blocks are bush blocks and they are not	Allow	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				<p>suitable for farming activities</p> <p>The rural production zoning takes away some of the permitted activities covered by the Coastal General zone</p> <p>I am concerned that other activities will now be permitted that are not in keeping with the unique character of the land</p>		
FS276.4	Antoinette Pot		Support in part	<p>I agree in part. Henderson Bay has its own natural character and the current zone changes has not allowed for the status quo that was seen under the previous zoning of General Coastal Zone. Therefore I support either a special zoning like that of the previous General Coastal or for Rural Production to have tighter control on permissible activities in Henderson Bay that protect the natural character of the area/ coastline.</p>	Allow in part	Reject
S347.005	Matthew Draper and Michaela Jannard	General / Miscellaneous	Oppose	<p>Resource consents for Mataka Station have been given effect to, and remain live, thus development of Mataka Station, including vacant lots and Lot 19 DP 323083 continue to be enabled by those consents. In other words, the resource consents enable development, and completion of the Mataka Station development, notwithstanding the provisions of the Proposed District Plan. However, the Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the resource consents.</p> <p>The Proposed District Plan provisions will restrict development of the property and Mataka Station more generally, in a manner that is inconsistent with the resource consents and the integrated and comprehensive development authorised by that. The Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property and Mataka Station more generally, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis.</p> <p>The proposed provisions are inconsistent with the Act and relevant planning instruments</p>	<p>Amend the Proposed District Plan to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the resource consents approved for Mataka Station, Purerua Peninsula Peninsula (including Lot 19 DP 323083); and/or</p> <p>Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development authorised by the resource consents approved for Mataka Station as a permitted activity as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the Coastal Environment, Outstanding Natural Landscape of High Natural Character and/or</p> <p>Otherwise amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the resource consents approved for Mataka Station</p>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S423.001	Bernard Sabrier	General / Miscellaneous	Oppose	The Proposed Plan, if approved, will directly affect members of the [Mataka Residents'] Association by imposing undue restrictions on the construction of residential dwellings on the Site through the application of specified overlays and rules.	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" (including Lots 3, 21, 23 and 35 Rangihoua Road, Kerikeri, and Lots 7, 8 and 29 Oihi Road, Kerikeri) under 'Part 3 - Area Specific Matters' of the Proposed Plan; and include appropriate objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards, including but not limited to the following:</p> <ul style="list-style-type: none"> (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5% <p>Insert an overview, objectives and policies for the new Special Purpose zone that address the matters raised in this submission and any further standards and/or design criteria that are consistent with the resource consents granted to date.</p>	Accept in part
S434.001	Francois Dotta	General / Miscellaneous	Oppose	The Proposed Plan, if approved, will directly affect members of the [Mataka Residents'] Association by imposing undue restrictions on the construction of residential dwellings on the Site through the application of specified overlays and rules.	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" (including Lots 3, 21, 23 and 35 Rangihoua Road, Kerikeri, and Lots 7, 8 and 29 Oihi Road, Kerikeri) under 'Part 3 - Area Specific Matters' of the Proposed Plan; and include appropriate objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities</p>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					<p>where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards, including but not limited to the following:</p> <ul style="list-style-type: none"> (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5% <p>Insert an overview, objectives and policies for the new Special Purpose zone that address the matters raised in this submission and any further standards and/or design criteria that are consistent with the resource consents granted to date.</p>	
S345.013	Nicole Way and Christopher Hujich as Trustees of the Trssh Birnie Settlement Trust	General / Miscellaneous	Oppose	<p>The Resource Consents at Mataka Station enable development, and completion of the Mataka Station development, notwithstanding the provisions of the Proposed District Plan.</p> <p>The Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the Resource Consents.</p> <p>The Proposed District Plan provisions will restrict development of the Property, and Mataka Station more generally, in a manner that is inconsistent with the Resource Consents and the integrated and comprehensive development authorised by those.</p> <p>The Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property and Mataka Station more generally, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis.</p> <p>The proposed provisions are inconsistent with the Act and relevant planning instruments.</p>	<p>Insert a new special purpose zone and/or structure plan for Mataka Station together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development as authorised by resource consents as a permitted activity (where they are in general accordance with the resource consents) as well as appropriate activities within the Rural Production zone, regardless of the provisions of the Coastal Environment, Outstanding Natural Landscape or High Natural Character overlays.</p>	Accept in part
S346.004	Paradise Found Developments Limited	General / Miscellaneous	Oppose	<p>Resource consents granted for Wiroa Station, 40 McKenzie Road, Purerua Peninsula, Kerikeri (being Lots 1-21 DP 497523) have been given effect to,</p>	<p>Amend the Proposed District Plan to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the</p>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				<p>and remain live, thus development of Wiroa Station, including vacant lots and the Property itself continue to be enabled by those consents. In other words, the Resource Consents enable development, and completion of the Wiroa Station development, notwithstanding the provisions of the Proposed District Plan. 8. However, the Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the Resource Consents.</p> <p>The Proposed District Plan provisions will restrict development of the property in a manner that is inconsistent with the resource consents and the integrated and comprehensive development authorised by those. Especially the controls within the Coastal Environment overlay, which covers the entire property.</p> <p>Parts of the property are also identified as being subject to the Coastal Flood overlays. Insofar as these interfere with, or purport to restrict development authorised under the resource consents, these are inappropriate.</p> <p>Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis.</p> <p>The proposed provisions are inconsistent with the Act and relevant planning instruments</p>	<p>resource consents approved for Wiroa Station, 40 McKenzie Road, Purerua Peninsula, Kerikeri (being Lots 1-21 DP 497523); and/or</p> <p>Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development authorised by the resource consents approved for Wiroa Station as a permitted activity as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the Coastal Environment and Coastal Flooding and/or</p> <p>Otherwise amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the resource consents approved for Wiroa Station</p> <p>Otherwise amend the provisions of the Proposed District Plan to provide for extensions and alterations to existing structures at Wiroa Station, in a manner consistent with the activities and buildings authorised by the resource consents approved for Wiroa Station.</p>	
<p>FS143.79</p>	<p>Mataka Residents' Association Inc</p>		<p>Support</p>	<p>A special purpose zone and/or structure plan is appropriate to apply to subdivision and development such as the submitter's property, where previous resource consents have established development entitlements together with considerable landscape and biodiversity benefits.</p> <p>The Proposed District Plan will restrict development of the property in a manner inconsistent with these resource consents, including approved but unimplemented development on the property. The relief sought to provide for and preserve activities authorised under the resource consents is consistent with the outcome sought in submissions for Mataka Station and is supported. This includes</p>	<p>Allow</p>	<p>Accept in part</p>

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				the need to recognise the special characterises of properties such as the submitter's and the further submitter's through the application of a special purpose zone and/or structure plan.			
FS566.022	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part