

Address: 2 Cochrane Drive, Kerikeri

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To: Far North District Council

5 Memorial Avenue

Private Bag 752

Kaikohē 0440.

RE: Form 6: Further submission in support of, or in opposition to, submission(s) on the notified Proposed Far North District Plan 2022 Clause 8 of Schedule 1, Resource Management Act 1991

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

Full name of individual/organisation making further submission:

Carrington Estate Jade LP and Carrington Farms Jade LP (**Further Submitter**)

Contact person (if different from above):

Bay of Islands Planning (2022) Limited

Attention: Steven Sanson

PO Box 318

PAIHIA 0247

Email address: office@bayplan.co.nz

Postal address: PO Box 318
PAIHIA 0247

Phone contact: 09 407 5253

I am a person who has an interest in the proposal that is greater than the interest the general public has. In this case, the grounds for saying that I come within this category are as follows:

We own land which is affected by various provisions in the Proposed District Plan which have been the subject of Original Submissions.

FURTHER SUBMISSION No 1 -

I support the submission of:

David King being Submission No 046.
Email – daking@pl.net

The particular parts of the submission I support are:

Submission]points S46.001 and S46.002 in relation to the Rural Production Zone, Coastal Environment, Natural Features and Landscapes and removing the restrictions within.

FS401.001-002

The reasons for my support are:

For the reasons given within the Original Submission No 046.

I seek that the whole of the submission be allowed:

As detailed within the Original Submission No 046.

FURTHER SUBMISSION No 2 -

I support the submission of:

Trevor John Ashford being Submission No 146.
Email – trevorandjay@gmail.com

The particular parts of the submission I support are:

Submission points S146.003 – S146.007 in relation to indigenous vegetation clearance and land disturbance outside a SNA, and subdividing land containing a SNA.

FS401.003-007

The reasons for my support are:

For the reasons given within the Original Submission No 146 and in recognition that part of our land is in part within a SNA.

I seek that the whole of the submission be allowed:

As detailed within the Original Submission No 146.

FURTHER SUBMISSION No 3 -

I support the submission of:

Bentzen Farm Limited being Submission No 167.
Email- peter@phplanning.co.nz

The particular parts of the submission I support are:

All of submission No 167 and in particular, the following submissions points:

- All of submission S167.026 in relation to rules on natural character. **FS401.008**
- All of submission S167.040 in relation to buildings within and outside the coastal environment. **FS401.009**
- All of submission S167.042 in relation to repairs and maintenance rules within natural landscapes and natural character. **FS401.010**
- All of submission S167.044 in relation to enabling farming within overlay areas. **FS401.011**
- All of submission S167.064 in relation to subdivision standards in the RPZ. **FS401.012**
- All of submission S167.066 in relation to the revised objective address development within the Coastal Environment – CE-01. **FS401.041**
- All of submission S167.074 as it relates to development within the coastal environment. **FS401.013**
- All of submission S167.075 relating to repairs and maintenance of structures in the coastal environment. **FS401.014**
- All of submission S167.077 with regard to PER-1 , earthworks and indigenous vegetation removal. **FS401.015**
- All of submission S167.079 which removes the height limit in the coastal environment. **FS401.016**

The reasons for my support are:

For the reasons given within the Original Submission No 167

I seek that the whole of the submission be allowed:

As detailed within the Original Submission No 167.

FURTHER SUBMISSION No 4 -

I support the submission of:

Wendover Two Limited being Submission No 222.
Email- peter@phplanning.co.nz

The particular parts of the submission I support are :

All of submission No 222 and in particular, the following submissions points:

- All of submission S243.055 seeking to delete Policy NFL-P7 in relation to characteristics and qualities of natural areas. **FS401.017**
- All of submission S243.057 in relation to the inclusion of a new policy applying to ONL's and ONF's. **FS401.018**
- All of submission S243.090 seeking to delete Policy CE-97 in relation to characteristics and qualities of natural areas. **FS401.019**

The reasons for my support are:

As detailed within the Original Submission No 222.

I seek that the whole of the submission be allowed:

As detailed within the Original Submission No 222.

FURTHER SUBMISSION No 5 -

I support the submission of:

Willowridge Developments Limited being Submission No 250.
Email- alison@willowridge.co.nz ; davidb@barker.co.nz

The particular parts of the submission I support are: FS401.020

All of submission No 250 and in particular, the following submissions point S250.015 in relation to development in the coastal environment.

The reasons for my support are:

As detailed within the Original Submission No 250.

I seek that the whole of the submission be allowed:

As detailed within the Original Submission No 250.

FURTHER SUBMISSION No 6 -

I support the submission of:

Trent Simpkin being Submission No 287.
Email- trent@arcline.co.nz

The particular parts of the submission I support are:

Submission point S287.003 in relation to increasing building height .

FS401.021

The reasons for my support are:

As detailed within the Original Submission No 287.

I seek that the whole of the submission be allowed:

As detailed within the Original Submission No 287.

FURTHER SUBMISSION No 7 -

I oppose the submission of:

Director General of Conservation being Submission No 364.
Email- asycamore@doc.govt.nz

The particular parts of the submission I oppose are:

All of submission No 364

The reasons for my opposition are:

The submission and the associated submission points seeks retentions, amendments and deletions, and consequential relief which is not consistent with the purpose of the Act.

I seek that the whole of the submission be disallowed for the following reasons:

The submission seeks changes to the Proposed District Plan which do not meet the purpose of the Act.

FURTHER SUBMISSION No 8 -

I support the submission of:

Far North District Council being Submission No 368.
Email- pdp@fndc.govt.nz

The particular parts of the submission I support are:

Support submission S368.003 in relation to reviewing the extent of the coastal environment over urban areas.

FS401.022

The reasons for my support are:

The PDP creates tensions within urban areas when there are overlaid with the coastal environment.

I seek that the whole of the submissions be allowed :

For the reasons above and within the Original Submission No 368.

FURTHER SUBMISSION No 9 -

I oppose the submission of:

Haititaimarangi Marae Kaitiaki Trust being Submission No 394.
Email- karikarikaitiaki@outlook.com

The particular parts of the submission I oppose are:

All of submission No 394 and in particular, the following submissions points:

- Submission S394.014 in relation to amending Policy I-P2 and adding an additional Policy . FS401.023
- Submission S394.044 seeking to add additional words to the Policy. FS401.024
- Submission S394.046 seeking to delete Objective CAR-01. FS401.025
- Submission S394.050 seeking to amend Policy CAR-P5. FS401.026
- Submission 394.062 and 063 seeking to amend the boundary of the coastal environment. FS401.027-0.28

The reasons for my opposition are:

S394.014 – The deletion of the word “significant” results in a policy which is undefined and would not allow any permitted activities to occur. The protection of those values sought in the new policy are already captured under the RMA and the PDP.

S394.044 – The PDP already accommodates the matters sought within this submission.

S394.046 – The Carrington Estate Zone has been carried across in the same manner in which a number of other special zones have been retained from the ODP to the PDP. The retention of the special zone is not undermining the sustainable management of the resources.

S394.050 – The current wording of Policy CAR-P5 as proposed gives effect to those matters within Part 2 of the RMA.

394.062 / 063 – The coastal environment includes land with Carrington Estate, the boundary of which has been established from

the former Mangonui District Scheme, the current ODP and more recently the Northland Regional Council Regional Policy Statement.

I seek that the whole of the submissions be disallowed:

For the reasons given above.

FURTHER SUBMISSION No 10 -

I oppose the submission of:

Te Hiku Iwi Development Trust being Submission No 399.
Email- tia@thcr.co.nz

The particular parts of the submission I oppose is:

Oppose submission S399.057 in relation to requiring land owners to include SNA at the time of subdivision and development within Schedule 4 of the District Plan.

FS401.029

Oppose S399.080/081 in relation to inclusion of an additional policy and inclusion of an overview statement in the Carrington Estate Special Zone..

FS401.030-031

The reasons for my opposition/ support are:

S399.057 - The inclusion of a SNA in Schedule 4 at the time of development / subdivision is opposed as this would require a Private Plan Change which is an additional cost to the Further Submitter. This would be cumbersome and costly for the Further Submitter.

Any SNA would in any event be protected via conditions of consent therein negating changes to the District Plan at that time. The Council can, of its own volition, proceed with a Plan Change to include a number of SNA's in the District Plan as and when required.

S399.080/081 – The inclusion of a new policy and overview is opposed as the PDP already has these matters managed within the document. CAR-O2 already provides the for the following:

CAR-O2 Land use and **subdivision** within the Carrington Estate zone is carried out in a manner that recognises and protects:

- the natural character of the **coastal environment**;
- historic heritage** and cultural values;
- natural watercourses;
- existing vegetation; and
- any part of the **site** subject to an **SNA** , **ONL** or high natural character area.

CAR-P6 further supports the objective as follows:

CAR-P6	Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of any approved Carrington Estate Development Plan and Schedule , and consideration of the following matters where relevant to the application: <ol style="list-style-type: none">the ability to accommodate on-site infrastructure;the siting, scale and design;the natural character of the coastal environment;any significant risk from natural hazards;any historic heritage or biodiversity values;any historical, spiritual or cultural association held by tangata whenua with regard to the matters set out in Policy TW-P6;cultural and social well-being, including health and safety;any SNA, ONL or high natural character area; andpotential reverse sensitivity effects both within the zone and on adjacent zones.
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I seek that the whole of the submission be allowed / disallowed:

For the reasons given above.

FURTHER SUBMISSION No 11 -

I support the submission of:

Northland Federated Farmers of New Zealand being Submission No 421.

Email – jcookmunro@fedfarms.org.nz

The particular parts of the submission I support are:

Support submission S421.185 in relation to deleting Policy CE-P9. **FS401.032**

Support submission S421.188 in relation to deleting Rule CE-R3. **FS401.033**

The reasons for my support are:

S421.185 - The reason contained within the Original Submission No 421.

S421.188 – The reason in the Original Submission No 421.

I seek that the whole of the submissions be allowed:

For the reasons given within the Original Submission No 421.

FURTHER SUBMISSION No 12 -

I oppose the submission of :

Pacific Eco-Logic being Submission No 451.
Email- victoriafroude@gmail.com

The particular parts of the submission I oppose are:

All of submission No 451

The reason for my opposition is:

The submission seeks widespread changes to the Proposed District Plan and these changes are not specifically provided.

For example, S451.012 seeks additional objectives relating to indigenous vegetation and natural character, but does not provide such objectives.

I seek that the whole of the submissions be disallowed:

For the reasons given above.

FURTHER SUBMISSION No 13 -

I support the submission of :

Waiaua Bay Farm Limited being Submission No 463.
Email - steve.tuck@mitchelldaysh.co.nz

The particular parts of the submission I support are:

Submission S463.006 seeking to add a new objective to protect
Special Purposes Zones. FS401.034

The reasons for my support are:

The reasons contained within the Original Submission No 463.

I seek that the whole of the submissions be allowed:

For the reasons given within the Original Submission No 463.

FURTHER SUBMISSION No 14 -

I support the submission of:

John Bayley being Submission No 490.
Email- owen@greengroup.co.nz

The particular parts of the submission I support are :

Submission S490.005 in relation to deleting rules for new buildings in
ONL. FS401.035

The reason for my support is:

The reasons within the Original Submission No 490.

I seek that the whole of the submissions be allowed:

For the reasons within the Original Submission No 490.

FURTHER SUBMISSION No 15 -

I support the submission of:

William Goodfellow being Submission No 493.
Email- owen@greengroup.co.nz

The particular parts of the submission I support are:

Support submission S493.011 in relation to height of a building in the coastal environment. **FS401.036**

Support submission S493.012 in relation to new building in the coastal environment. **FS401.037**

The reasons for my support are:

S493.011 - The reasons within the Original Submission No 493.

S493.012 – The reasons within the Original Submission No 493.

I seek that the whole of the submissions be allowed:

For the reasons within the Original Submissions No 493.

FURTHER SUBMISSION No 16 -

I support the submission of:

Ian Jepson being Submission No 494.
Email- owen@greengroup.co.nz

The particular parts of the submission I support are:

Support submission S493.007 in relation to farming activities within the coastal environment. **FS401.038**

The reasons for my support are:

The reason contained within the Original Submission No 493. Part of the Further Submitters land is within the coastal environment and this is farmed.

I seek that the whole of the submissions be allowed:

For the reasons given within the Original Submission No 493.

FURTHER SUBMISSION No 16 -

I oppose the submission of:

Marianna Fenn being Submission No 542.
Email- Marianna.nz@gmail.com

The particular parts of the submission I oppose are:

Submission S542.013.012 in relation to reducing the threshold to remove indigenous vegetation.

FS401.039-040

The reason for my opposition is:

The PDP thresholds are considered to adequately sustain the presence of SNA without degradation of this resource.

I seek that the whole of the submissions be disallowed:

For the reasons given above.

I wish to be heard in support of my further submissions.

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



Signature of person authorised to sign on behalf of person making further submission.

Date : 04th September 2023

Electronic address for service of person making further submission:

office@bayplan.co.nz

Telephone:

09 4075253

Postal address (or alternative method of service under section 352 of the Act):

PO Box 318

PAIHIA 0247

Contact person:

Steve Sanson

Director | Consultant Planner