

Appendix 2 – Officer's Recommended Decisions on Submissions (Rezoning Kerikeri-Waipapa)

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
S559.029	Te Rūnanga o Ngāti Rēhia	General / Process	Oppose	Re-zoning without three waters infrastructure is an issue in the long term - retrofitting networks to service such sites can be problematic and more costly than establishment at the 'greenfield' stage. Waipapa is an example of an area that has been re-zoned from rural production to light and heavy industry. Noting there is already existing development there that has already established on-site services (e.g. wastewater disposal and water storage) but would need to pay to connect to new network services. Without access to appropriate servicing there are major limitations on the density and type of urban development which can be accommodated in these zones.	Amend zoning of areas in Waipapa when the necessary three waters infrastructure is in place (inferred).		Accept in part	Section 5.2.16 Other Rezoning Submissions
FS151.337	Ngāi Tukairangi No.2 Trust		Support		Allow		Accept in part	Section 5.2.16 Other Rezoning Submissions
FS25.092	Kiwi Fresh Orange Company Limited		Support	Zoning can be applied with supporting rules, standards, assessment criteria etc to require connection to reticulated services; or for these services to be provided in conjunction with development.	Allow	Allow original submission subject to appropriate wording that clarifies zoning with appropriate provisions can be enabled ahead of all infrastructure being in place.	Accept in part	Section 5.2.16 Other Rezoning Submissions

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS374.014	Waipapa Pine Limited		Oppose	The retention of the Rural Production Zone over the property will continue to inhibit the ability of the landowner to confidently proceed with business development. Furthermore, given the underlying and existing heavy industrial uses already present in Waipapa, the zoning represents a logical extension of such activities. This will have a consequent reduction in the economic and social wellbeing in the community through a reduction in job creation opportunities along with the reduced flow of income to other business operators. The landowner's property is adequately serviced with all infrastructure being designed and authorised by the relevant authorities. To remove the Heavy Industrial Zone in Waipapa can only impede the long-term development and growth with the part of the district	Disallow	disallow the original submission	Reject	Section 5.2.16 Other Rezoning Submissions
FS243.020	Kainga Ora Homes and Communities		Support	Kāinga Ora supports further review of the plan approach to Kerikeri-Waipapa location to enable development where infrastructure is in place.	Allow	Amend zoning of areas in Waipapa when the necessary three waters infrastructure is in place	Accept in part	Section 5.2.16 Other Rezoning Submissions
FS399.012	Mark and Emma Klinac		Oppose	The retention of the Rural Production Zone over the Further Submitters property will not support future Heavy Industrial Zone activities in the surrounds. The site will remain as an island of Rural Production with no apparent reasoning as to why it has been left out of consideration. • This will have a consequent reduction in the economic and	Disallow	disallow the original submission	Reject	Section 5.2.16 Other Rezoning Submissions

Proposed Far North District Plan – s42A Report Table

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				social wellbeing in the community through a reduction in job creation opportunities along with the reduced flow of income to other business operators. • To remove the Heavy Industrial Zone in Waipapa can only impede the long-term development and growth with the part of the district.				
FS395.007	Ti Toki Farms Limited		Oppose	The retention of the Rural Production Zone over part of the Further Submitters properties in Waipapa will continue to inhibit the ability of the landowner to confidently proceed with business development. This will have a consequent reduction in the economic and social wellbeing in the community through a reduction in job creation opportunities along with the reduced flow of income to other business operators. The landowner's property is adequately serviced with all infrastructure being designed and authorised by the relevant authorities. To remove the zoning sought across the land - being Light Industrial in this case, would not be appropriate.	Disallow	disallow the original submission	Reject	Section 5.2.16 Other Rezoning Submissions
FS391.007	LD Family Investments Ltd		Oppose	The retention of the Rural Production Zone over part of the Further Submitters properties in Waipapa will continue to inhibit the ability of the landowner to confidently proceed with business development. This will have a consequent reduction in the economic and social wellbeing in the community through a reduction in job creation opportunities along with the reduced	Disallow	disallow the original submission	Reject	Section 5.2.16 Other Rezoning Submissions

Proposed Far North District Plan – s42A Report Table

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				flow of income to other business operators. The landowner's property is adequately serviced with all infrastructure being designed and authorised by the relevant authorities. To remove the zoning sought across the land - being Light Industrial in this case, would not be appropriate.				
FS570.2219	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Accept in part	Section 5.2.16 Other Rezoning Submissions
FS348.056	Alec Brian Cox		Oppose	The submission was not made by the closing date and is therefore not a valid submission under RMA	Disallow	I seek that the whole of the submission be disallowed	Reject	Section 5.2.16 Other Rezoning Submissions
FS566.2233	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept in part	Section 5.2.16 Other Rezoning Submissions
FS569.2255	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept in part	Section 5.2.16 Other Rezoning Submissions
S560.007	Jane E Johnston	General / Process	Oppose	In Kerikeri, a huge area has been proposed to be rezoned as Mixed Use Zone despite the S32 reports stating that there is sufficient commercially zoned land in the vicinity (i.e., Waipapa).	Seeks consideration is given to provide for Mixed Use Zoning along either edge of Kerikeri with areas of high density residential in between.		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS175.1	Denis Thomson		Oppose	Support the new Mixed Use Zone and its extent as notified, but acknowledge it could be applied to still more land.	Disallow in part		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS36.003	Waka Kotahi NZ Transport Agency		Oppose	Opposes widespread development of land until an Integrated Transport Assessment has been undertaken to	Disallow	Disallow the original submission until further information can be	Accept in part	Section 5.2.1

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				ensure the effects of the effectiveness, efficiency and safety of the land transport system will be assessed and avoided remedied or mitigated.		obtained as to the potential effects and mitigation measures on the transport system.		Kāinga Ora (S561 various)
FS325.067	Turnstone Trust Limited		Support in part	TT agrees that there needs to be careful mapping as to the extent and location of Mixed Use zoning and if the town centre zoning is to change any Mixed Use zoning needs to carefully respond to the town centre zoning to ensure a well-functioning urban environment is achieved.	Allow	Allow the original submission subject to appropriate wording.	Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS348.086	Alec Brian Cox		Oppose	The submission was not made by the closing date and is therefore not a valid submission under RMA	Disallow	I seek that the whole of the submission be disallowed	Reject	Section 5.2.1 Kāinga Ora (S561 various)
S554.048	Kiwi Fresh Orange Company Limited	General / Plan Content / Miscellaneous	Support	<p>The Precinct has been developed to enable greenfields land to be zoned now to secure urban capacity for the growth of Kerikeri and Waipapa and to secure outcomes that will create a well-functioning and quality urban environment.</p> <p>The Precinct enables the land to be zoned for urban purposes now, thus providing sufficient urban development capacity for Kerikeri and Waipapa as well as providing an appropriate level of certainty to secure investment in the required infrastructure upgrades and extensions that will be required to facilitate the demand for growth in this location.</p> <p>The location of the Precinct provides a significant opportunity to provide for urban growth and achieve the affordability and variety of housing typology outcomes sought by the National Policy Statement - Urban Development 2020, whilst also providing for a high-quality and well-</p>	Insert "Brownlie Land Precinct" into the Proposed District Plan as per the objectives, policies and provisions provided with the submission and apply it to the site identified as 1828 and 1878 State Highway 10, Waipapa.		Reject	Section 5.3.1 Kiwi Fresh Orange Company S554

Proposed Far North District Plan – s42A Report Table

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				functioning urban environment. Development of the Precinct needs to occur in stages to ensure there is appropriate infrastructure available at the various stages to service the development. An on-site wastewater solution is proposed to service the initial stages of development prior to connection to an extended reticulated network being available. Refer to the submission for full details of the requested precinct and associated zoning / rules				
FS45.5	Tristan Simpkin		Support	Fully support. Kerikeri & Waipapa need this greenfields development area to provide long term expansion capacity for the town.	Allow		Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
FS36.094	Waka Kotahi NZ Transport Agency		Oppose	Opposes the proposed rezoning/ intensification of the approximately 197ha "Brownlie Land Precinct" until there is a clearer understanding on how the proposal affects the safety, efficiency, and effectiveness of the land transport system. There needs to be clear documentation of what transport infrastructure/ upgrades/mitigation measures are needed to avoid, remedy or mitigate effects on the transport system, triggers for necessary infrastructure development and how the infrastructure will be funded. The proposed rezoning needs to ensure that it includes details as to how the proposed transport network will provide active modes and support the longer term development of public transport.	Disallow	Disallow the original submission until appropriate analysis and information has been provided for the proposed rezonings (inferred).	Accept	Section 5.3.1 Kiwi Fresh Orange Company S554
FS32.051	Jeff Kemp		Support in part	The submitter supports the overall intent and purpose of the original submission as it is the only viable and	Allow	Allow the original submission subject to consideration of traffic	Reject	Section 5.3.1 Kiwi Fresh Orange Company S554

Proposed Far North District Plan – s42A Report Table

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				<p>practical option to enable planned and coordinated development in and around Kerikeri and the Waipapa area.</p> <p>The submitter notes that the documentation on proposed traffic movements is unclear. The original submission has not provided details on potential traffic movements and intersections for Waitotara Drive and Waipapa Road and how these might link to State Highway 10. For example, it is unclear if the new link from State Highway 10 through to the Kerikeri Town Centre is going to be a primary route and the link through to Waipapa Road a secondary route.</p> <p>The submitter notes it is unclear if the proposed flood mitigation measures will increase or reduce flooding along Waitotara Drive. The submitter also supports the proposed zoning as depicted within the original submission is an efficient use of land.</p>		movements, flood mitigation measures and amending the zoning as depicted in the original submission.		
FS374.050	Waipapa Pine Limited		Oppose	<p>Waipapa Pine Limited is concerned with a large area of land being rezoned to support a Structure Plan within Kerikeri / Waipapa in near proximity to large areas of land proposed to be zoned Heavy Industrial Zone and containing heavy industrial uses.</p> <p>The structure plan contains large areas promoted for General Residential Use. Waipapa Pine is concerned that existing activities within the proposed Heavy Industrial Zone (including their own) may be subject to / of reverse sensitivity</p>	Disallow	disallow the original submission	Accept	Section 5.3.1 Kiwi Fresh Orange Company S554

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				effects should this Structure Plan be allowed to proceed.				
FS389.054	Smartlife Trust		Oppose	All of submission S554 in relation to the proposed Structure Plan for the landholding. In particular, the documents / plans which refer to a future access point through the Further Submitters land	Disallow	Disallow the original submission	Accept	Section 5.3.1 Kiwi Fresh Orange Company S554
S325.002	Adrian and Sue Knight	General / Plan Content / Miscellaneous	Oppose	The Mixed Use Zone is not the most appropriate zone for Kerikeri town centre. The Section 32 Evaluation - Urban Environments incomplete and flawed. The PDP does not provide strategic direction or policy support for the suite of urban zones proposed. The Mixed Use Zone provisions do not sufficiently enable a range of commercial activities.	Review the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; or If relief 1 is not accepted that FNDC amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS172.5	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS350.049	Puketona Lodge Ltd		Support	The reasons given in the original submission and primary submission of the submitter. The Mixed Use Zone is not the most appropriate zone for Kerikeri town centre. The Section 32 Evaluation - Urban Environments incomplete and flawed. The PDP does not provide strategic direction or policy support for the suite of urban zones proposed. The Mixed Use Zone provisions do not sufficiently enable a range of commercial activities.	Allow	Allow the original submission.	Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS403.011	Te Whatu Ora - Nga Tai Ora		Support in part	Te Whatu Ora support the review of the suite of commercial zones proposed and	Allow in part	Te Whatu Ora support the review of the suite of commercial zones	Accept in part	Section 5.2.1

Proposed Far North District Plan – s42A Report Table

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				zoning that reflects commercial development.		proposed and zoning that reflects commercial development.		Kāinga Ora (S561 various)
S252.003	Hall Nominees Ltd	General / Plan Content / Miscellaneous	Oppose	<p>The Mixed Use Zone is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <p>a. The Mixed Use Zone does not give effect to objective 1 and policy 1 of the National Policy Statement on Urban Development (NPS-UD);</p> <p>b. The Section 32 Evaluation - Urban Environments incomplete and flawed:</p> <p>i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of due to the importance of the zone being the only commercial zone proposed within the District;</p> <p>ii. The evaluation fails to consider the full range of commercial zoning options and identify reasonably practicable options to achieve objectives;</p> <p>iii. The evaluation fails to evaluate appropriate zone criteria and boundaries;</p> <p>c. The PDP does not provide strategic direction or policy support for the suite of urban zones proposed;</p> <p>d. The Mixed Use Zone provisions do not sufficiently enable a range of commercial activities.</p> <p>The PDP does not provide alternative commercial zones, providing only a Mixed-Use Zone. The Section 32 Evaluation - Urban Environment does not provide any justification for this approach nor does it evaluate options utilising the full range of National Planning Standard commercial zones⁷. The PDP does not include any form of direction by way of mapping or provisions to set a clear hierarchy of centres. This lack of strategic direction</p>	<p>Amend the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; OR</p> <p>If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.</p>		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)

Proposed Far North District Plan – s42A Report Table

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				will hinder the ability to achieve a sustainable and compact urban form. The approach to commercial zoning within the PDP has resulted in the inability to utilise the Mixed Use Zone as intended by the National Planning Standards. This approach has led to ineffective and inefficient methods in the PDP, which does not provide for the sustainable development and use of business land.				
FS172.40	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS350.029	Puketona Lodge Ltd		Support	<p>The reasons given in the original submission and primary submission of the submitter.</p> <p>The Mixed Use Zone is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <p>a. The Mixed Use Zone does not give effect to objective 1 and policy 1 of the National Policy Statement on Urban Development (NPS-UD);</p> <p>b. The Section 32 Evaluation - Urban Environments incomplete and flawed:</p> <p>i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of due to the importance of the zone being the only commercial zone proposed within the District;</p> <p>ii. The evaluation fails to consider the full range of commercial zoning options and identify reasonably practicable options to achieve objectives;</p> <p>iii. The evaluation fails to evaluate appropriate zone criteria and boundaries;</p> <p>c. The PDP does not provide strategic direction or policy support for the suite</p>	Allow	Allow the original submission.	Accept in part	Section 5.2.1 Kāinga Ora (S561 various)

Proposed Far North District Plan – s42A Report Table

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				of urban zones proposed; d. The Mixed Use Zone provisions do not sufficiently enable a range of commercial activities.				
FS441.024	Adrian and Sue Knight		Support	Amend the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; OR If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities	Allow	Amend	Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS570.720	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject	Section 5.2.1 Kāinga Ora (S561 various)
FS566.734	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	Reject	Section 5.2.1 Kāinga Ora (S561 various)
FS569.756	Vision Kerikeri 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	Reject	Section 5.2.1 Kāinga Ora (S561 various)
FS403.183	Te Whatu Ora - Nga Tai Ora		Support in part	Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development	Allow in part		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
S554.049	Kiwi Fresh Orange Company Limited	General / Plan Content / Miscellaneous	Support	The proposed Structure Plan area encompasses approximately 197ha of land to the northwest of Kerikeri Township extending west to State Highway 10 and Waipapa. The land is currently zoned Rural Production under the Operative Far North District Plan.	Insert the Brownlie Structure Plan, along side the Precinct Plan into the Proposed District Plan as per the information provided in the submission		Reject	Section 5.3.1 Kiwi Fresh Orange Company S554

Proposed Far North District Plan – s42A Report Table

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				<p>The boundary of the Structure Plan area is well defined by the Kerikeri River on its north, eastern and western boundaries, with the Bay of Islands Golf Course to the South and State Highway 10 to the Southwest. The Kerikeri River is a significant natural element that contributes to the character of Kerikeri and the surrounding area. The River extends east past the historic Stone Store (the oldest surviving stone building in New Zealand) discharging out to the Bay of Islands.</p> <p>This Structure Plan provides the background and justification for The Brownlie Land Structure Plan proposed as part of Kiwi Fresh Orange Company Limited's submission on the Proposed District Plan. In particular, it draws upon detailed expert reports of various disciplines to inform a proposal to live urban zone The Brownlie Land Structure Plan area, providing housing and business development capacity while managing the effects of urban development, integrating with the existing built environment and protecting high-value natural environment.</p> <p>It is anticipated that the Structure Plan area will provide for approximately 1,500- 2,000 dwellings, providing a range of living options from a standalone house to town houses and low-rise apartments. The Structure Plan area will also contribute circa 54,500 m² of GFA commercial space (including a hotel development) to service Kerikeri and Waipapa. It is also anticipated that a primary school and retirement village may be located within the Structure Plan area.</p>			

Proposed Far North District Plan – s42A Report Table

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				Construction and development will occur in stages. Wastewater, water supply and transportation infrastructure availability will need to be delivered in integration with the delivery of development. Supporting expert reports submitted in support relate to Geotechnical, Survey, Soil investigation, preliminary site investigation, archaeology, ecology, hydrology, economic assessment, infrastructure servicing, landscape and transport in addition to a section 32 report.				
FS36.095	Waka Kotahi NZ Transport Agency		Oppose	Opposes the proposed rezoning/intensification of the approximately 197ha "Brownlie Land Precinct" until there is a clearer understanding on how the proposal affects the safety, efficiency, and effectiveness of the land transport system. There needs to be clear documentation of what transport infrastructure/ upgrades/mitigation measures are needed to avoid, remedy or mitigate effects on the transport system, triggers for necessary infrastructure development and how the infrastructure will be funded. The proposed rezoning needs to ensure that it includes details as to how the proposed transport network will provide active modes and support the longer term development of public transport.	Disallow	Disallow the original submission until appropriate analysis and information has been provided for the proposed rezonings (inferred).	Accept	Section 5.3.1 Kiwi Fresh Orange Company S554
FS32.052	Jeff Kemp		Support in part	The submitter supports the overall intent and purpose of the original submission as it is the only viable and practical option to enable planned and coordinated development in and around Kerikeri and the Waipapa area. The submitter notes that the documentation on proposed traffic	Allow	Allow the original submission subject to consideration of traffic movements, flood mitigation measures and amending the zoning as depicted in the original submission.	Reject	Section 5.3.1 Kiwi Fresh Orange Company S554

Proposed Far North District Plan – s42A Report Table

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				<p>movements is unclear. The original submission has not provided details on potential traffic movements and intersections for Waitotara Dive and Waipapa Road and how these might link to State Highway 10. For example, it is unclear if the new link from State Highway 10 through to the Kerikeri Town Centre is going to be a primary route and the link through to Waipapa Road a secondary route.</p> <p>The submitter notes it is unclear if the proposed flood mitigation measures will increase or reduce flooding along Waitotara Drive. The submitter also supports the proposed zoning as depicted within the original submission is an efficient use of land.</p>				
FS374.051	Waipapa Pine Limited		Oppose	<p>Waipapa Pine Limited is concerned with a large area of land being rezoned to support a Structure Plan within Kerikeri / Waipapa in near proximity to large areas of land proposed to be zoned Heavy Industrial Zone and containing heavy industrial uses.</p> <p>The structure plan contains large areas promoted for General Residential Use. Waipapa Pine is concerned that existing activities within the proposed Heavy Industrial Zone (including their own) may be subject to / of reverse sensitivity effects should this Structure Plan be allowed to proceed</p>	Disallow	disallow original submission	Accept	Section 5.3.1 Kiwi Fresh Orange Company S554
FS389.055	Smartlife Trust		Oppose	All of submission S554 in relation to the proposed Structure Plan for the landholding. In particular, the documents / plans which refer to a	Disallow	Disallow the original submission	Accept	Section 5.3.1 Kiwi Fresh Orange Company S554

Proposed Far North District Plan – s42A Report Table

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				future access point through the Further Submitters land			
S297.001	Bay of Islands Kerikeri Golf Club	SARZ-P3	Support	The Bay of Islands Kerikeri Golf Club is adjacent to land at 1828 and 1878 State Highway 10, Waipapa. The submitter understands that the owners of that land have made a submission to rezone the land and submitted material showing transport network options through land owned by the Bay of Islands Kerikeri Golf Club which contain aspects which would significantly affect the golf activities on site. The Bay of Islands Kerikeri Golf Club have no opinion on the rezoning but strongly object to the proposed transport network provisions through the Club's land.	Retain SARZ-P3 and enforce this when considering re-zoning submission for land at 1828 and 1878 State Highway 10, Waipapa by refusing to consider material that compromises the establishment and continuing use of the land for sport and recreation purposes.	Accept in part	Section 5.3.1 Kiwi Fresh Orange Company S554
S165.001	Arvida Group Limited	General Residential Zone	Support	The listed sites are owned by Arvida Group Limited and form part of the Te Puna Waiora Retirement Village which is being constructed in reliance on resource consents held over the majority of these sites. The General Residential Zone is the most appropriate zone because retirement villages (as defined in the Interpretation section of the Proposed District Plan (PDP)) are provided for as restricted discretionary activities within this zone.	retain proposed General Residential Zone for the listed sites. a) Lot 1 DP 173449 and Lot 2 DP 435929 (57C Hall Road) b) Lot 1 DP 435929 (59 Hall Road) c) Lot 1 DP163762 (56 Hall Road) d) Lot 1 DP 164771 (No road name) e) Lot 2 DP 149521 (22 Limelight Lane) f) Lot 1 DP 177383 (35 Limelight Lane) g) Northern portion of Lot 2 DP 321732 (30 Limelight Lane)	Accept	Section 5.2.11 Retain Submissions
S400.001	BR and R Davies	General Residential Zone	Support	Supports the proposal to zone 337B Kerikeri Road General Residential	Retain General Residential zoning of 337B Kerikeri Road (PT Lot 2 DP 86081)	Accept	Section 5.2.11 Retain Submissions
S499.001	Turnstone Trust	General Residential Zone	Support in part	It is considered that the FNDC is a tier 3 territorial authority and is therefore subject to the NPS-UD, as based on the Infometrics Report, the population of Kerikeri-Waipapa is projected to increase to over 10,000 people which meets the definition of an 'urban environment'. The NPS-UD requires	Amend zoning of part of the land at 126A - 126B Kerikeri Road, Kerikeri from General Residential Zone to Mixed Use Zone (refer to submission for map of proposed zoning).	Accept in part	Section 5.2.3 Turnstone Trust (S499.001)

Proposed Far North District Plan – s42A Report Table

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				business capacity is provided to meet demand, where the BERL Report also records that additional commercial land is required in the FND by 2045. The location of the PDP Mixed Use zoning for the Kerikeri Town Centre will not enable expansion of business or support a growing population, noting that a great extent of the area is already developed. Instead, it is considered that the submission site is located in a position that will provide greater cohesion to the town centre, will improve circulation in and around the town centre, will better align with interfaces between existing residential areas and has a high level of amenity. The proposed rezoning in this submission also better achieves the objectives and policies of the Mixed Use zone and better fulfils the requirements of the NPS-UD with respect to providing business capacity for the forecasted population growth.				
FS172.170	Audrey Campbell-Frear		Support	For the reasons set out in this primary submission and in my primary submission to rezone Kerikeri fringe to commercial.	Allow		Accept	Section 5.2.3 Turnstone Trust (S499.001)
FS47.007	Our Kerikeri Community Charitable Trust		Support	The extension of the Mixed Zone will enable Kerikeri's residential and commercial area to expand next to the existing town centre and CBD facilities without creating urban sprawl. We envisage commercial shops/cafes/offices on the ground floor with terraced apartments on top up to a maximum of 3 floors (12m).	Allow	allow the original submission	Accept	Section 5.2.3 Turnstone Trust (S499.001)
FS243.243	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed	Disallow in part	Amend zoning of part of the land at 126A - 126B Kerikeri Road, Kerikeri from General Residential	Reject	Section 5.2.3 Turnstone Trust (S499.001)

Proposed Far North District Plan – s42A Report Table

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				change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.		Zone to Mixed Use Zone (refer to submission for map of proposed		
FS569.031	Vision Kerikeri 2		Support	The extension of the Mixed Use Zone will enable Kerikeri's residential and commercial area to expand next to the existing town centre and CBD facilities without creating urban sprawl. We envisage commercial shops/cafes/offices on the ground floor with terraced apartments on top up to a maximum of 3 floors (12m).	Allow	allow the original submission	Accept	Section 5.2.3 Turnstone Trust (S499.001)
S561.110	Kāinga Ora Homes and Communities	General Residential Zone	Support in part	<p>A Medium Density Residential Zone surrounding the Kerikeri town centre is sought by Kāinga Ora in order to support residential and commercial investment and growth in Kerikeri. The proposed spatial extent of the Medium Density Residential Zone is shown in Appendix 3 and Appendix 4 of this Submission.</p> <p>While it is noted in the s32 analysis that the PDP review has demonstrated that sufficient land for housing can be provided through the zoning proposed in the PDP without allowing three level development across the entire General Residential zone (s32 analysis p18), Kerikeri is recognised as the key centre in the Far North District and providing for medium density in this location is consistent with the guidance in the NPS-UD and RMA Enabling Housing Act.</p> <p>The introduction of this new residential zone for Kerikeri will therefore recognise Kerikeri as an established</p>	<p>Insert a new Medium Density Residential Zone in Kerikeri, with the spatial extent as proposed in Appendix 3 and Appendix 4 of this submission. The proposed spatial extent for Medium Density Residential Zone is defined as the area within 300m - 500m distance from the edge of the proposed Town Centre Zone, and adjusted to following road or natural boundaries where more practical.</p> <p>Retain the remaining area of the proposed General Residential Zone in Kerikeri, as shown in Appendix 3 and Appendix 4 of this submission.</p>		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				urban centre, different in size and functions (head offices, district community facilities and in proximity to airport) which sets it apart from other townships in Far North and provide certainty to developers as to the typologies anticipated in Kerikeri, to enable the provision of a wide range of housing types and affordability in an established urban environment, responding to likely urban growth.				
FS36.097	Waka Kotahi NZ Transport Agency		Support	Supports the introduction of a new Medium Density Residential Zone (over the proposed General Residential Zone) and Town Centre Zone (over the proposed Mixed Use Zone) in Kerikeri subject to the appropriate provision of infrastructure to provide a well-functioning urban environment. This aligns with the guidance in the National Policy Statement Urban Development.	Allow	Allow the original submission subject to the appropriate provision of infrastructure.	Accept	Section 5.2.1 Kāinga Ora (S561 various)
FS32.164	Jeff Kemp		Oppose	<p>The original submission seeks to amend the FNDC in a way which changes how the FNDC has previously managed the district's natural and physical resources. The nature and scale of the outcomes sought have no supporting documents which address the appropriateness of the changes such as the costs and benefits involved. As a minimum, the submitter should have provided a s32 analysis of the proposed changes.</p> <p>The amenity, values and character of the district's urban areas have developed over time through various district plans. The wider community and applicants have an understanding of and have appreciated the consenting process. The original submission seeks a completely different planning</p>	Disallow	Disallow the original submission.	Reject	Section 5.2.1 Kāinga Ora (S561 various)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>framework away from an effects-based district plan and is essentially reallocating the goal posts.</p> <p>The original submission heralds the application for a private plan change which would provide the opportunity for those most affected to be involved.</p>				
FS348.015	Alec Brian Cox		Oppose	There is no requirement for the proposed medium density zone.	Disallow	Disallow the original submission.	Reject	Section 5.2.1 Kāinga Ora (S561 various)
FS23.382	Des and Lorraine Morrison		Support	Generally support for the reasons set out in the submission of Kāinga Ora. It is important that peoples' wellbeing, and in particular their ability to establish housing on their land is enabled. Also particularly support the changes proposed for recognition of and development on Māori land.	Allow	Allow the relief sought to the extent consistent with our primary submission	Accept	Section 5.2.1 Kāinga Ora (S561 various)
FS47.124	Our Kerikeri Community Charitable Trust		Oppose	<p>The KO submission contravenes our original submission throughout, as we are seeking a shift from the permissive approach to a more prescriptive DP supported by Master Plans for central areas and Spatial Plans (still under preparation and long overdue), while KO suggests a considerably more permissive plan.</p> <p>Our submission states "We are concerned that the PDP, as currently drafted, would support development in the form that undermines character, amenity values and other aspects of the environment that our communities value", but KO's proposals would further reduce the limited opportunity for the public to have input into resource consent applications..... etc see FS document</p>	Disallow	Disallow the entire original submission	Reject	Section 5.2.1 Kāinga Ora (S561 various)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS348.197	Alec Brian Cox		Oppose	The submission was not made by the closing date and is therefore not a valid submission under RMA	Disallow	I seek that the whole of the submission be disallowed	Reject	Section 5.2.1 Kāinga Ora (S561 various)
S338.002	Our Kerikeri Community Charitable Trust	General Residential Zone	Not Stated	The area currently owned by the Bing family should be zoned as a combination of Mixed Use and Residential zones, with a lower height limit than the CBD, such as 7m or two stories. Ideally it should provide several green corridor walkways and cycleways (e.g. on the margins of the intermittent stream) to create links between the CBD, Kerikeri River margin and westwards to Fairway Drive. Adjacent to the river reserve there should include a large green public space with native trees, restful areas, and cafés and restaurant facilities (low impact facilities). This area should be designed in a sensitive manner to be in keeping with the conservation areas around the river, particularly the natural character and high ecological values of the river margins, large areas of native trees/vegetation and wildlife in the vicinity, and the historical and cultural areas downstream.	Amend the General Residential zoning applying to all of the land commonly referred to as the 'Bing' property, being 126B Kerikeri Road (Part Lot 2, Part Lot 5-6 and Part Lot 8-10 Deposited Plan 33905). Zone the land to include a combination of Mixed Use and Residential zones, with revised standards applying.		Accept in part	Section 5.2.3 Turnstone Trust (S499.001)
FS243.236	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from General Residential to a range of urban zones. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while enabling greater density of residential and employment as appropriate to future	Disallow in part	Amend the General Residential	Reject	Section 5.2.3 Turnstone Trust (S499.001)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				growth and stream-side amenity, access and environmental quality.				
FS570.943	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept	Section 5.2.3 Turnstone Trust (S499.001)
FS566.957	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept	Section 5.2.3 Turnstone Trust (S499.001)
FS569.979	Vision Kerikeri 2		Support		Allow	Allow the original submission	Accept	Section 5.2.3 Turnstone Trust (S499.001)
S361.001	Ian Bridle	General Residential Zone	Support in part	Refer to the full submission for specific details for reasons in relation to the decision sought which include, but not limited to, the following: the rezoning of The Ridge to General Residential Zone is the most appropriate method for achieving the Strategic Direction and objectives of the PDP (e.g. UFD-O2, RRZ-O1, RRZ-O3, GRZ-O1, GRZ-O2, GRZ-O4); the impermeable coverage limitation is overly restrictive for the ridge development; availability of all Council infrastructure services at the Ridge; and geographical considerations - close proximity to The Ridge to Kerikeri CBD.	Amend to rezone from Rural Residential Zone to General Residential Zone for all properties accessed from The Ridge, Kerikeri 0230 (refer to Attachment 2 of the submission).		Reject	Section 5.2.11 Seeking General Residential zone
FS243.239	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	Amend to rezone from Rural Residential Zone to General Residential Zone for all properties accessed from The Ridge, Kerikeri 0230 (refer to Attachment 2 of the submission)	Accept	Section 5.2.11 Seeking General Residential zone

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
S449.004	Kapiro Conservation Trust	General Residential Zone	Support in part	The area currently owned by the Bing family should be zoned as a combination of Mixed Use and Residential zones, with a lower height limit than the CBD, such as 7m or two stories. Ideally it should provide several green corridor walkways and cycleways (e.g. on the margins of the intermittent stream) to create links between the CBD, Kerikeri River margin and westwards to Fairway Drive. Adjacent to the river reserve there should include a large green public space with native trees, restful areas, and cafés and restaurant facilities (low impact facilities). This area should be designed in a sensitive manner to be in keeping with the conservation areas around the river, particularly the natural character and high ecological values of the river margins, large areas of native trees/vegetation and wildlife in the vicinity, and the historical and cultural areas downstream.	Amend the General Residential zoning applying to all of the land commonly referred to as the 'Bing' property, being 126B Kerikeri Road (Part Lot 2, Part Lot 5-6 and Part Lot 8-10 Deposited Plan 33905). Zone the land to include a combination of Mixed Use and residential zones, with revised standards applying to address the matters outlined in the submission.		Accept in part	Section 5.2.3 Turnstone Trust (S499.001)
FS277.71	Jenny Collison		Support	I agree	Allow		Accept in part	Section 5.2.3 Turnstone Trust (S499.001)
FS569.1803	Vision Kerikeri 2		Support		Allow		Accept in part	Section 5.2.3 Turnstone Trust (S499.001)
FS570.1820	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow		Accept in part	Section 5.2.3 Turnstone Trust (S499.001)
S529.004	Carbon Neutral NZ Trust	General Residential Zone	Support in part	The area currently owned by the Bing family should be zoned as a combination of Mixed Use and Residential zones, with a lower height limit than the CBD, such as 7m or two stories. Ideally it should provide several	Amend the General Residential zoning applying to all of the land commonly referred to as the 'Bing' property, being 126B Kerikeri Road (Part Lot 2, Part Lot 5-6 and Part Lot 8-10 Deposited Plan 33905). Zone the land to include a combination of		Accept in part	Section 5.2.3 Turnstone Trust (S499.001)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				green corridor walkways and cycleways (e.g. on the margins of the intermittent stream) to create links between the CBD, Kerikeri River margin and westwards to Fairway Drive. Adjacent to the river reserve there should include a large green public space with native trees, restful areas, and cafés and restaurant facilities (low impact facilities). This area should be designed in a sensitive manner to be in keeping with the conservation areas around the river, particularly the natural character and high ecological values of the river margins, large areas of native trees/vegetation and wildlife in the vicinity, and the historical and cultural areas downstream.	Mixed Use and Residential zones, with revised standards applying.			
FS570.1894	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept in part	Section 5.2.3 Turnstone Trust (S499.001)
FS566.1908	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.3 Turnstone Trust (S499.001)
FS569.1930	Vision Kerikeri 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.3 Turnstone Trust (S499.001)
S522.003	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	General Residential Zone	Support in part	The area currently owned by the Bing family should be zoned as a combination of Mixed Use and Residential zones, with a lower height limit than the CBD, such as 7m or two stories. Ideally it should provide several green corridor walkways and cycleways (e.g. on the margins of the intermittent stream) to create links between the CBD, Kerikeri River margin and westwards to Fairway Drive. Adjacent to the river reserve there should include a large green	Amend the General Residential zoning applying to all of the land commonly referred to as the 'Bing' property, being 126B Kerikeri Road (Part Lot 2, Part Lot 5-6 and Part Lot 8-10 Deposited Plan 33905). Zone the land to include a combination of Mixed Use and Residential zones, with revised standards applying.		Accept in part	Section 5.2.3 Turnstone Trust (S499.001)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				public space with native trees, restful areas, and cafés and restaurant facilities (low impact facilities). This area should be designed in a sensitive manner to be in keeping with the conservation areas around the river, particularly the natural character and high ecological values of the river margins, large areas of native trees/vegetation and wildlife in the vicinity, and the historical and cultural areas downstream.				
FS566.1742	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.3 Turnstone Trust (S499.001)
S384.002	LD Family Investments Limited	Heavy Industrial Zone	Oppose	Refer to full submission for detailed reason(s) for decision sought which include, but not limited to, the following: Light Industrial Zone better aligns with existing development, size of landholdings and surrounding land uses; the land is not consistent with the Heavy Industrial Zone; and a Light Industrial Zone is more consistent with the purpose and principles of the RMA.	Amend to rezone from Heavy Industrial Zone to Light Industrial Zone the following properties on Pataka Lane, Waipapa: ROT 176693, Lot 2 DP 343062; ROT NA126B/185, Lot 2 DP 198909; ROT NA126B/184, Lot 1 DP 198909; and ROT 176692, Lot 1 DP 554121.		Reject	Section 5.2.14 Seeking Light Industrial Zone
S288.018	Tristan Simpkin	Heavy Industrial Zone	Support	Supports Waipapa extension of Heavy and Light Industrial Zones. Excellent Inclusion.	Retain Waipapa extension of Heavy and Light Industrial Zones.		Accept	Section 5.2.11 Retain Submissions
FS29.28	Trent Simpkin		Support	I support these extended zones as suggested.	Allow		Accept	Section 5.2.11 Retain Submissions
FS374.005	Waipapa Pine Limited		Support	With respect to Submission S336.029, the submission is supported in that the Heavy Industrial Zone will provide and accommodate a range of activities, large areas for parking and outdoor storage and the potential presence of hazardous substances	Allow	retain the extension of the Heavy Industrial Zone in Waipapa	Accept	Section 5.2.11 Retain Submissions

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS399.005	Mark and Emma Klinac		Support	With respect to Submission S288.018, the submission supports the change of zoning proposed by the Council from Rural Production in Waipapa to Heavy Industrial. This is supported by the Further Submitter as it too believes that the change of zoning and its retention is important for Waipapa.	Allow	allow the original submission	Accept	Section 5.2.11 Retain Submissions
FS370.048	Bunnings Limited		Support in part	No reasons stated.	Allow in part	Retain the Light Industrial zoning for the property on Waipapa Road described in the original submission.	Accept	Section 5.2.11 Retain Submissions
FS570.897	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject	Section 5.2.11 Retain Submissions
FS566.911	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	Reject	Section 5.2.11 Retain Submissions
FS569.933	Vision Kerikeri 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	Reject	Section 5.2.11 Retain Submissions
S336.029	Z Energy Limited	Heavy Industrial Zone	Support	The Heavy Industrial zone provides for and accommodates a range of activities, with a limited focus on pedestrians and the provision of public spaces. It allows for large areas or car parking and/or outdoor storage and acknowledges the potential presence of hazardous substances.	Retain Heavy Industrial zoning of Z Waipapa Truck Stop at 1913 State Highway 10, Waipapa		Accept	Section 5.2.11 Retain Submissions
FS374.004	Waipapa Pine Limited		Support	With respect to Submission S336.029, the submission is supported in that the Heavy Industrial Zone will provide and accommodate a	Allow	retain the Heavy Industrial Zoning on a site in Waipapa.	Accept	Section 5.2.11 Retain Submissions

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				range of activities, large areas for parking and outdoor storage and the potential presence of hazardous substances				
FS399.003	Mark and Emma Klinac		Support	With respect to Submission S336.029, the submission is supported in that the Heavy Industrial Zone will provide and accommodate a range of activities, large areas for parking and outdoor storage and the potential presence of hazardous substances	Allow	allow the original submission	Accept	Section 5.2.11 Retain Submissions
S342.001	Waipapa Pine Limited and Adrian Broughton Trust (now Fletcher Building Ltd)	Heavy Industrial Zone	Support	The submitters property has been zoned Rural Production under the ODP which has necessitated a number of resource consent applications. The ability to plan and forecast long term operational and market requirements has been hampered through this resource consent regime The new Heavy Industrial Zone provides some relief and certainty for the submitters operations and is supported to the extent detailed in this submission.	Support heavy industrial zoning for ROT 306630 (Lot 2 DP 376253 & Lot 3 DP 343062); ROT 306629 (Lot 1 DP 376253)		Accept	Section 5.2.11 Retain Submissions
FS374.015	Waipapa Pine Limited		Support	The original submission reflects the position of Waipapa Pine Limited of support for the Heavy Industrial Zone with proposed changes to rules that would better support heavy industrial activities.	Allow	allow original submission	Accept	Section 5.2.11 Retain Submissions
S535.002	John and Rose Whitehead	Horticulture Zone	Oppose	The Horticulture zone is not an appropriate zone for the following reasons: a. The Horticulture zone does not achieve the purpose of the RMA insofar as it does not promote the sustainable management of natural	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential as appropriate.		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>and physical resources;</p> <p>b. The Horticulture zone fails to give effect to the National Planning Standards and the National Policy Statement for Highly Productive Land (NPS-HPL);</p> <p>c. The Horticulture Zone section 32 evaluation is incomplete and flawed:</p> <p>i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of creating a special purpose zone;</p> <p>ii. The evaluation fails to consider the full range of zoning options and identify reasonably practicable options to achieve objectives;</p> <p>iii. The evaluation fails to evaluate appropriate zone criteria and boundaries;</p> <p>d. The PDP does not provide strategic direction or policy support for the suite of rural zones proposed, nor does it support the Horticultural Zone;</p> <p>e. The Horticulture zone has only been proposed within the Kerikeri area; and</p> <p>f. The Horticulture zone provisions are not sufficiently different from the Rural Production Zone (and in some instances are more permissive).</p>				
FS24.62	Lynley Newport		Support	<p>The Council needs to re-visit its zoning approach for all rural land in the district, especially since the NPS for HPL (with all its flaws) is now in place. This will be a major exercise that cannot be done simply in response to submissions. A re-write and re-notification will be required. Note - this further submission is focused on process rather than suggesting what zoning should apply where.</p>	Allow in part		Reject	<p>Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)</p>

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS99.4	Frederick Laurence & Ellen June Voigt		Support in part	<p>We recognise the importance of protecting productive soils for food production in Northland and as such, submit that the Horticulture Zone applied only to Kerikeri has incorrectly identified suitable soils and neglected to acknowledge land already lost.</p> <p>If the objective is to protect productive soils, there is much soil outside of the Kerikeri area that must be zoned Horticulture to avoid the land fragmentation that has already occurred in Kerikeri. It is noted there doesn't not appear to be any horticulture Zoning outside of this immediate Kerikeri area.</p> <p>If the Horticulture zone was applied as per Kerikeri Irrigation Scheme, we note that our drystock farm is not connected to the scheme, but has proposed Horticulture Zoning. This is in addition to being land highly unsuitable for Horticulture production due to difficult clay soil, significant wet areas, steepness of terrain, lack of water supply, difficulty of access, and areas of significant rock.</p> <p>The current Rural Production Zoning fits the nature of this area (Riddell Rd - Bills Lane) much better than the proposed Horticulture zone.</p> <p>Careful soil mapping would need to be carried out to determine where Horticulture Zoning would truly be necessary, if Rural Production does not suffice for protecting these areas.</p>	Allow in part		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS172.17	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS566.003	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	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
S549.004	Levin Stones Holding Limited, Keri Keri Park Lodge Limited	Horticulture Zone	Oppose	Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.	Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission). If relief not sought is not accepted, that FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission).		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS172.36	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS270.9	C Otway Ltd		Support	For the reasons stated in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS565.004	Levin Stone Holdings Limited		Support	The reasons given in this primary submission and in my primary submission.	Allow	allow the original submission	Reject	Section 5.2.5 Audrey Campbell-

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
								Frear (S209.003 & S209.004)
FS350.059	Puketona Lodge Ltd		Support	<p>The reasons given in the original submission and primary submission of the submitter.</p> <p>Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.</p>	Allow	Allow the original submission.	Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS243.217	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission)	Accept	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS441.050	Adrian and Sue Knight		Support	The reasons given in this primary submission and in my primary submission.	Allow	Amend	Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS570.2189	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS566.2203	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	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS569.2225	Vision Kerikeri 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	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
S384.001	LD Family Investments Limited	Light Industrial Zone	Support	Refer to full submission for detailed reason(s) for decision sought which include, but not limited to, the following: Light Industrial Zone better aligns with existing development, size of landholdings and surrounding land uses; the land is not consistent with the Heavy Industrial Zone; and a Light Industrial Zone is more consistent with the purpose and principles of the RMA.	Retain Light Industrial Zone for the following property on Waipapa Road, Waipapa: ROT 96274, Lot 1 DP 554121.		Accept	Section 5.2.11 Retain Submissions
S371.005	Bunnings Limited	Light Industrial Zone	Support	Bunnings supports the Light Industrial zoning of the Bunnings Waipapa site (391 Waipapa Road)	Retain the Light Industrial zoning of the Bunnings Waipapa site (391 Waipapa Road)		Accept	Section 5.2.11 Retain Submissions
S262.001	Ti Toki Farms Limited	Light Industrial Zone	Support	The submitter supports the Light Industrial zoning as it applies to Lot 1 DP 102334 and adjoining properties as it is consistent with some of the existing land use activities.	Retain the Light Industrial zoning as it applies to Lot 1 DP 102334 and adjoining properties		Accept	Section 5.2.11 Retain Submissions
S288.019	Tristan Simpkin	Light Industrial Zone	Support	Supports Waipapa extension of Heavy and Light Industrial Zones. Excellent Inclusion.	Retain Waipapa Extension of Heavy and Light Industrial Zones.		Accept in part	Section 5.2.11 Retain Submissions
FS370.049	Bunnings Limited		Support in part	No reasons stated.	Allow in part	Retain the Light Industrial zoning for the property on Waipapa Road described in the original submission.	Accept in part	Section 5.2.11 Retain Submissions

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS570.898	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject	Section 5.2.11 Retain Submissions
FS566.912	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	Reject	Section 5.2.11 Retain Submissions
FS569.934	Vision Kerikeri 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	Reject	Section 5.2.11 Retain Submissions
S363.019	Foodstuffs North Island Limited	Mixed Use Zone	Not Stated	The submitter is concerned that the Light Industrial Zone of the site of the Four Square Waipapa located at 1993 State Highway 10, Waipapa, does not provide for supermarkets as a permitted.	Amend the zoning of the site of the Four Square Waipapa located at 1993 State Highway 10, Waipapa, from the Light Industrial Zone to a more appropriate and enabling commercial zone.		Reject	Section 5.2.13 Seeking Mixed Use Zone
S514.002	The General Trust Board of the Diocese of Auckland	Mixed Use Zone	Oppose	128 Kerikeri Road is zoned as Residential under the Operative Plan. The proposed Mixed Use Zone under the Proposed Plan is opposed. The site is currently used for residential purposes and, it is intended that the site will continue to be used for residential purposes. The Mixed Use zone is not an appropriate zone for this site as it does not support the current and anticipated future residential use of this site.	Delete the Mix Use zoning of 128 Kerikeri Road, zone General Residential (inferred)		Reject	Section 5.2.12 Seeking General Residential zone
S475.004	Robert Keith Beale	Mixed Use Zone	Oppose	Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities	Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission). If relief not sought is not accepted, that		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				along Kerikeri Road and at the Redwoods.	FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission).			
FS172.4	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS270.1	C Otway Ltd		Support	For the reasons stated in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS350.011	Puketona Lodge Ltd		Support	The reasons given in the original submission and primary submission of the submitter. Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.	Allow	Allow the original submission.	Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS441.011	Adrian and Sue Knight		Support	Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to	Allow	Amend	Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission). If relief not sought is not accepted, that FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission).				
S534.002	Roger Atkinson	Mixed Use Zone	Oppose	<p>The Mixed Use zone is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <p>a. The Mixed Use zone does not give effect to objective 1 and policy 1 of the National Policy Statement on Urban Development (NPS-UD);</p> <p>b. The Section 32 Evaluation - Urban Environments incomplete and flawed:</p> <p>i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of due to the importance of the zone being the only commercial zone proposed within the District;</p> <p>ii. The evaluation fails to consider the full range of commercial zoning options and identify reasonably practicable options to achieve objectives;</p> <p>iii. The evaluation fails to evaluate appropriate zone criteria and boundaries;</p> <p>c. The PDP does not provide strategic direction or policy support for the suite</p>	<p>Review the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township;</p> <p>OR</p> <p>If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.</p>		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				of urban zones proposed; d. The Mixed Use zone provisions do not sufficiently enable a range of commercial activities.				
FS172.13	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS350.002	Puketona Lodge Ltd		Support	<p>The reasons given in the original submission and primary submission of the submitter.</p> <p>The Mixed Use zone is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <p>a. The Mixed Use zone does not give effect to objective 1 and policy 1 of the National Policy Statement on Urban Development (NPS-UD);</p> <p>b. The Section 32 Evaluation - Urban Environments incomplete and flawed:</p> <p>i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of due to the importance of the zone being the only commercial zone proposed within the District;</p> <p>ii. The evaluation fails to consider the full range of commercial zoning options and identify reasonably practicable options to achieve objectives;</p> <p>iii. The evaluation fails to evaluate appropriate zone criteria and boundaries;</p> <p>c. The PDP does not provide strategic direction or policy support for the suite of urban zones proposed;</p> <p>d. The Mixed Use zone provisions do not sufficiently enable a range of commercial activities.</p>	Allow	Allow the original submission.	Accept in part	Section 5.2.1 Kāinga Ora (S561 various)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS441.002	Adrian and Sue Knight		Support	Review the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; OR If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities	Allow	Amend	Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
S534.005	Roger Atkinson	Mixed Use Zone	Oppose	<p>The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use zone boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri Mixed Use zone mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed Mixed Use zone boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods.</p> <p>Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.</p>	<p>Review the notified Mixed Use zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity;</p> <p>AND</p> <p>Rezoned land to an appropriate Commercial or Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <p>a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and</p> <p>b. at the Redwoods in accordance with the map in Appendix 1.</p> <p>If above relief sought is not accepted, establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <p>a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and</p>		Reject	Section 5.2.5 Audrey Campbell-Frear (S290.003 & S290.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
					b. at the Redwoods in accordance with the map in Appendix 1.			
FS172.14	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S290.003 & S290.004)
FS270.5	C Otway Ltd		Support	For the reasons stated in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S290.003 & S290.004)
FS350.005	Puketona Lodge Ltd		Support	<p>The reasons given in the original submission and primary submission of the submitter.</p> <p>The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use zone boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri Mixed Use zone mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed Mixed Use zone boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods. Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.</p>	Allow	Allow the original submission.	Reject	Section 5.2.5 Audrey Campbell-Frear (S290.003 & S290.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS243.234	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	Amend the Mixed Use zone boundary around the Kerikeri town centre and	Accept	Section 5.2.5 Audrey Campbell-Frear (S290.003 & S290.004)
FS441.005	Adrian and Sue Knight		Support	Review the notified Mixed Use zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity; AND Rezone land to an appropriate Commercial or Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1. If above relief sought is not accepted, establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre;	Allow	Amend	Reject	Section 5.2.5 Audrey Campbell-Frear (S290.003 & S290.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				and b. at the Redwoods in accordance with the map in Appendix 1.				
S535.003	John and Rose Whitehead	Mixed Use Zone	Oppose	<p>The Mixed Use zone is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <p>a. The Mixed Use zone does not give effect to objective 1 and policy 1 of the National Policy Statement on Urban Development (NPS-UD);</p> <p>b. The Section 32 Evaluation - Urban Environments incomplete and flawed:</p> <p>i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of due to the importance of the zone being the only commercial zone proposed within the District;</p> <p>ii. The evaluation fails to consider the full range of commercial zoning options and identify reasonably practicable options to achieve objectives;</p> <p>iii. The evaluation fails to evaluate appropriate zone criteria and boundaries;</p> <p>c. The PDP does not provide strategic direction or policy support for the suite of urban zones proposed;</p> <p>d. The Mixed Use zone provisions do not sufficiently enable a range of commercial activities.</p>	<p>Review the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township;</p> <p>OR</p> <p>If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.</p>		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS172.18	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
S535.006	John and Rose Whitehead	Mixed Use Zone	Oppose	The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use zone boundaries have been established as notified for Kerikeri town centre. The	Review the notified Mixed Use zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and		Reject	Section 5.2.5 Audrey Campbell-Frear (S290.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>proposed Kerikeri Mixed Use zone mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed Mixed Use zone boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods. Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.</p>	<p>development opportunity; AND Rezone land to an appropriate Commercial or Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1.</p> <p>If above relief sought is not accepted, establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1.</p>			
FS172.21	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S290.003 & S209.004)
FS270.7	C Otway Ltd		Support	For the reasons stated in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S290.003 & S209.004)
FS243.235	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested	Disallow in part	Amend the Mixed Use zone boundary around the Kerikeri town centre and	Accept	Section 5.2.5 Audrey Campbell-Frear (S290.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				in understanding the balance of enabling urban development while maintaining productive rural environments.				
S393.002	C Otway Ltd	Mixed Use Zone	Oppose	<p>The Mixed Use Zone does not give effect to objective 1 and policy 1 of the National Policy Statement on Urban Development (NPS-UD);</p> <p>b. The section 32 Evaluation - Urban Environments incomplete and flawed:</p> <p>i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of due to the importance of the zone being the only commercial zone proposed within the District;</p> <p>ii. The evaluation fails to consider the full range of commercial zoning options and identify reasonably practicable options to achieve objectives;</p> <p>iii. The evaluation fails to evaluate appropriate zone criteria and boundaries;</p> <p>c. The PDP does not provide strategic direction or policy support for the suite of urban zones proposed;</p> <p>d. The Mixed Use Zone provisions do not sufficiently enable a range of commercial activities.</p> <p>The PDP does not provide alternative commercial zones, providing only a Mixed-Use Zone. The Section 32 Evaluation - Urban Environment does not provide any justification for this approach nor does it evaluate options utilising the full range of National Planning Standard commercial zones. The PDP does not include any form of direction by way of mapping or provisions to set a clear hierarchy of centres. This lack of strategic direction</p>	Amend the suite of commercial zones proposed and amend the Kerikeri town centre to a town centre zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township if that is not accepted amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.		Accept in part	Section 5.2.6 C Otway Ltd (S393.002, S393.003 and S393.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				will hinder the ability to achieve a sustainable and compact urban form. The approach to commercial zoning within the PDP has resulted in the inability to utilise the Mixed Use Zone as intended by the National Planning Standards. This approach has led to ineffective and inefficient methods in the PDP, which does not provide for the sustainable development and use of business land.				
FS172.24	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Accept in part	Section 5.2.6 C Otway Ltd (S393.002, S393.003 and S393.004)
FS350.013	Puketona Lodge Ltd		Support	<p>The reasons given in the original submission and primary submission of the submitter.</p> <p>The Mixed Use zone is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <p>a. The Mixed Use zone does not give effect to objective 1 and policy 1 of the National Policy Statement on Urban Development (NPS-UD);</p> <p>b. The Section 32 Evaluation - Urban Environments incomplete and flawed:</p> <p>i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of due to the importance of the zone being the only commercial zone proposed within the District;</p> <p>ii. The evaluation fails to consider the full range of commercial zoning options and identify reasonably practicable options to achieve objectives;</p> <p>iii. The evaluation fails to evaluate appropriate zone criteria and boundaries;</p>	Allow	Allow the original submission.	Accept in part	Section 5.2.6 C Otway Ltd (S393.002, S393.003 and S393.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				c. The PDP does not provide strategic direction or policy support for the suite of urban zones proposed; d. The Mixed Use zone provisions do not sufficiently enable a range of commercial activities.				
FS441.013	Adrian and Sue Knight		Support	Amend the suite of commercial zones proposed and amend the Kerikeri town centre to a town centre zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township if that is not accepted amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities	Allow	Amend	Accept in part	Section 5.2.6 C Otway Ltd (S393.002, S393.003 and S393.004)
S393.003	C Otway Ltd	Mixed Use Zone	Support in part	The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use Zone boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri Mixed Use Zone mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed Mixed Use Zone boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods. Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable	Amend the Mixed Use Zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial actives and establish logical zone boundaries to enable appropriate business land capacity and development.		Accept in part	Section 5.2.6 C Otway Ltd (S393.002, S393.003 and S393.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				these activities along Kerikeri Road and at the Redwoods.				
FS172.25	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Accept in part	Section 5.2.6 C Otway Ltd (S393.002, S393.003 and S393.004)
FS350.014	Puketona Lodge Ltd		Support	<p>The reasons given in the original submission and primary submission of the submitter.</p> <p>The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use Zone boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri Mixed Use Zone mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed Mixed Use Zone boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods. Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.</p>	Allow	Allow the original submission.	Accept in part	Section 5.2.6 C Otway Ltd (S393.002, S393.003 and S393.004)
FS441.014	Adrian and Sue Knight		Support	Amend the Mixed Use Zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the	Allow	Amend	Accept in part	Section 5.2.6 C Otway Ltd (S393.002,

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				existing commercial actives and establish logical zone boundaries to enable appropriate business land capacity and development.				S393.003 and S393.004)
S393.004	C Otway Ltd	Mixed Use Zone	Support in part	The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use Zone boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri Mixed Use Zone mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed Mixed Use Zone boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods. Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.	Amend the zoning of land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 1A to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1. If this is not accepted FNDC establish an overlay / precinct or similar, or amend the provisions of the applicable zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1.		Reject	Section 5.2.6 C Otway Ltd (S393.002, S393.003 and S393.004)
FS172.28	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.6 C Otway Ltd (S393.002, S393.003 and S393.004)
FS350.015	Puketona Lodge Ltd		Support	The reasons given in the original submission and primary submission of the submitter. The Section 32 Evaluation - Urban	Allow	Allow the original submission.	Reject	Section 5.2.6 C Otway Ltd (S393.002, S393.003 and S393.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use Zone boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri Mixed Use Zone mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed Mixed Use Zone boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods. Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.				
FS441.015	Adrian and Sue Knight		Support	Amend the zoning of land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 1A to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1. If this is not accepted FNDC establish an overlay / precinct or similar, or amend the provisions of the applicable zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of	Allow	Amend	Reject	Section 5.2.6 C Otway Ltd (S393.002, S393.003 and S393.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre: and b. at the Redwoods in accordance with the map in Appendix 1.				
S471.004	Karen and Graeme Laurie	Mixed Use Zone	Oppose	Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.	Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission). If relief not sought is not accepted, that FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission).		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS172.32	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS270.8	C Otway Ltd		Support	For the reasons stated in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS350.055	Puketona Lodge Ltd		Support	The reasons given in the original submission and primary submission of the submitter. Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at	Allow	Allow the original submission.	Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.				
FS243.232	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	Amend the Mixed Use zone boundary around the Kerikeri town centre and	Accept	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS441.046	Adrian and Sue Knight		Support	The reasons given in this primary submission and in my primary submission.	Allow	Amend	Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
S549.003	Levin Stones Holding Limited, Keri Keri Park Lodge Limited	Mixed Use Zone	Oppose	The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use Zone (MUZ) boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri MUZ mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed MUZ boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods.	Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity.		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS172.35	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.1 Kāinga Ora (S561 various)
FS270.15	C Otway Ltd		Support	For the reasons stated in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS565.003	Levin Stone Holdings Limited		Support	The reasons given in this primary submission and in my primary submission.	Allow	allow the original submission	Reject	Section 5.2.1 Kāinga Ora (S561 various)
FS350.058	Puketona Lodge Ltd		Support	<p>The reasons given in the original submission and primary submission of the submitter.</p> <p>The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use Zone (MUZ) boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri MUZ mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed MUZ boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods.</p>	Allow	Allow the original submission.	Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS441.049	Adrian and Sue Knight		Support	The reasons given in this primary submission and in my primary submission.	Allow	Amend	Reject	Section 5.2.1 Kāinga Ora (S561 various)
FS570.2188	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS566.2202	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	Section 5.2.1 Kāinga Ora (S561 various)
FS569.2224	Vision Kerikeri 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	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
S252.004	Hall Nominees Ltd	Mixed Use Zone	Oppose	The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use zone boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri Mixed Use zone mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed Mixed Use zone boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods. Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.	Amend the Mixed Use zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity; and Rezone land to an appropriate Commercial or Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 to submission. If above relief sought (b) is not accepted, establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 to submission.		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS172.41	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS270.10	C Otway Ltd		Support	For the reasons stated in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS350.030	Puketona Lodge Ltd		Support	<p>The reasons given in the original submission and primary submission of the submitter.</p> <p>The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use zone boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri Mixed Use zone mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed Mixed Use zone boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods.</p> <p>Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.</p>	Allow	Allow the original submission.	Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS243.230	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested	Disallow in part	Amend the Mixed Use zone boundary around the Kerikeri town centre and	Accept	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				in understanding the balance of enabling urban development while maintaining productive rural environments.				
FS441.025	Adrian and Sue Knight		Support	Amend the Mixed Use zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity; and Rezone land to an appropriate Commercial or Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 to submission. If above relief sought (b) is not accepted, establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 to submission	Allow	Amend	Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS570.721	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS566.735	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	Accept	Section 5.2.5 Audrey Campbell-

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
						inconsistent with our original submission		Frear (S209.003 & S209.004)
FS569.757	Vision Kerikeri 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	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
S188.004	Puketotara Lodge Ltd	Mixed Use Zone	Oppose	Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.	Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission). If relief not sought is not accepted, that FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission).		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS172.134	Audrey Campbell-Frear		Support	For the reasons set out in this primary submission and my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS270.11	C Otway Ltd		Support	For the reasons stated in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS36.102	Waka Kotahi NZ Transport Agency		Oppose	Opposes the proposed rezoning/intensification of the submitters land until there is a clearer understanding on how the proposal affects the safety, efficiency, and effectiveness of the land transport system. Prior to rezoning and	Disallow	Disallow the original submission until appropriate analysis and information has been provided for the proposed rezoning.	Accept	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				development, there needs to be clear documentation of what transport infrastructure/ upgrades/mitigation measures are needed to avoid, remedy or mitigate effects on the transport system, triggers for necessary infrastructure development and how the infrastructure will be funded. The proposed rezoning needs to ensure that it includes details as to how the proposed transport network will provide active modes and support the longer term development of public transport.				
FS350.064	Puketona Lodge Ltd		Support	<p>The reasons given in the original submission and primary submission of the submitter.</p> <p>Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.</p>	Allow	Allow the original submission.	Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS243.219	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in	Accept	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
						accordance with the map in Appendix 1		
FS441.055	Adrian and Sue Knight		Support	For the reasons stated in this primary submission and in my primary submission.	Allow	Amend	Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
S561.111	Kāinga Ora Homes and Communities	Mixed Use Zone	Not Stated	The proposed Mixed Use Zone is applied at the core of the town centre of Kerikeri where a mixture of residential, commercial, recreational and/or community activities are compatible. Kāinga Ora submits that area Town Centre zoning is a more appropriate zone recognising the regional significance and anticipated growth of Kerikeri. A Town Centre zone is also more compatible with the National Planning Standards. Kāinga Ora therefore submits that the proposed Mixed Use zone be replaced with a new Town Centre Zone in Kerikeri, as shown in Appendix 3 and Appendix 5 of this Submission. According to the National Planning Standards, Town Centre zones are predominantly to be used: - in smaller urban areas, a range of commercial, community, recreational and residential activities. - in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs. The introduction of this new zone for Kerikeri will achieve the following: (i) recognise Kerikeri as an established town centre, different in size and functions (head offices, district community facilities and in proximity to airport) from other townships in Far	Amend the Mixed Use Zone in Kerikeri by replacing it with a Town Centre zone as shown in Appendix 3 and Appendix 5 of this submission.		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				North; and (ii) Avoid light industrial activities to be located within the town centre of Kerikeri. Furthermore, Kerikeri is the town centre least affected by flooding and therefore is more suitable for intensification as other centres are affected more significantly.				
FS172.173	Audrey Campbell-Frear		Support in part	For the reasons set out in this primary submission and in my primary submission to review commercial zones (support TCZ but not 6 storey height)	Allow in part		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS36.098	Waka Kotahi NZ Transport Agency		Support	Supports the introduction of a new Medium Density Residential Zone (over the proposed General Residential Zone) and Town Centre Zone (over the proposed Mixed Use Zone) in Kerikeri subject to the appropriate provision of infrastructure to provide a well-functioning urban environment. This aligns with the guidance in the National Policy Statement Urban Development.	Allow	Allow the original submission subject to the appropriate provision of infrastructure.	Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS32.165	Jeff Kemp		Oppose	<p>The original submission seeks to amend the FNDC in a way which changes how the FNDC has previously managed the district's natural and physical resources. The nature and scale of the outcomes sought have no supporting documents which address the appropriateness of the changes such as the costs and benefits involved. As a minimum, the submitter should have provided a s32 analysis of the proposed changes.</p> <p>The amenity, values and character of the district's urban areas have developed over time through various district plans. The wider community and applicants have an understanding</p>	Disallow	Disallow the original submission.	Reject	Section 5.2.1 Kāinga Ora (S561 various)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>of and have appreciated the consenting process. The original submission seeks a completely different planning framework away from an effects-based district plan and is essentially reallocating the goal posts.</p> <p>The original submission heralds the application for a private plan change which would provide the opportunity for those most affected to be involved.</p>				
FS350.025	Puketona Lodge Ltd		Support in part	<p>The reasons given in the original submission and primary submission of the submitter to review commercial zones. Supports TCZ but not 6 storey height.</p> <p>The proposed Mixed Use Zone is applied at the core of the town centre of Kerikeri where a mixture of residential, commercial, recreational and/or community activities are compatible. Kāinga Ora submits that area Town Centre zoning is a more appropriate zone recognising the regional significance and anticipated growth of Kerikeri. A Town Centre zone is also more compatible with the National Planning Standards. Kāinga Ora therefore submits that the proposed Mixed Use zone be replaced with a new Town Centre Zone in Kerikeri, as shown in Appendix 3 and Appendix 5 of this Submission. According to the National Planning Standards, Town Centre zones are predominantly to be used: - in smaller urban areas, a range of commercial, community, recreational and residential activities. - in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate</p>	Allow in part	Allow the original submission in part.	Accept in part	Section 5.2.1 Kāinga Ora (S561 various)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				and neighbouring suburbs. The introduction of this new zone for Kerikeri will achieve the following: (i) recognise Kerikeri as an established town centre, different in size and functions (head offices, district community facilities and in proximity to airport) from other townships in Far North; and (ii) Avoid light industrial activities to be located within the town centre of Kerikeri. Furthermore, Kerikeri is the town centre least affected by flooding and therefore is more suitable for intensification as other centres are affected more significantly.				
FS23.383	Des and Lorraine Morrison		Support	Generally support for the reasons set out in the submission of Kāinga Ora. It is important that peoples' wellbeing, and in particular their ability to establish housing on their land is enabled. Also particularly support the changes proposed for recognition of and development on Māori land.	Allow	Allow the relief sought to the extent consistent with our primary submission	Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS47.125	Our Kerikeri Community Charitable Trust		Oppose	The KO submission contravenes our original submission throughout, as we are seeking a shift from the permissive approach to a more prescriptive DP supported by Master Plans for central areas and Spatial Plans (still under preparation and long overdue), while KO suggests a considerably more permissive plan. Our submission states "We are concerned that the PDP, as currently drafted, would support development in the form that undermines character, amenity values and other aspects of the environment that our communities value", but KO's proposals would further reduce the limited opportunity	Disallow	Disallow the entire original submission	Reject	Section 5.2.1 Kāinga Ora (S561 various)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				for the public to have input into resource consent applications..... etc see FS document				
FS348.198	Alec Brian Cox		Oppose	The submission was not made by the closing date and is therefore not a valid submission under RMA	Disallow	I seek that the whole of the submission be disallowed	Reject	Section 5.2.1 Kāinga Ora (S561 various)
FS584.002	Peter Malcolm		Support	Support enabling building heights up to 6 storeys (22m) in the Kerikeri Town Centre. There is currently a shortage of affordable and public housing within this area. Central Kerikeri is an appropriate location to enable residential intensification as it has sufficient servicing, low natural hazard risk and is accessible to public transport, services and amenities. Enabling intensification within the Kerikeri Town Centre will help reduce sprawl, improve economic viability and promote vibrant communities.	Allow in part	Amend the Proposed District Plan to enable building heights up to 6 storeys (22m) in the Kerikeri Town Centre (inferred).	Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
S188.003	Puketotara Lodge Ltd	Mixed Use Zone	Oppose	The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use Zone (MUZ) boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri MUZ mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed MUZ boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods.	Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity.		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS189.3	Michael Schofield		Support	Support as the submission highlights that the current zoning does not reflect the existing commercial activities being undertaken on Kerikeri Road all the	Allow		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				way up to Hall Rd. It is reflected in zoning Mixed Use up to Hall Road on one side but for some reason not on the other side despite established commercial activities already being undertaken.				
FS172.415	Audrey Campbell-Frear		Support	For the reasons stated in this primary submission and in my primary submission.	Allow		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS270.16	C Otway Ltd		Support	For the reasons stated in this primary submission and in my primary submission.	Allow		Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS350.063	Puketona Lodge Ltd		Support	<p>The reasons given in the original submission and primary submission of the submitter.</p> <p>The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use Zone (MUZ) boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri MUZ mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed MUZ boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods.</p>	Allow	Allow the original submission.	Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
FS243.218	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while	Disallow in part	Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone	Reject	Section 5.2.1 Kāinga Ora (S561 various)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				maintaining productive rural environments.		boundaries to enable appropriate business land capacity and development opportunity		
FS441.054	Adrian and Sue Knight		Support	For the reasons stated in this primary submission and in my primary submission.	Allow	Amend	Accept in part	Section 5.2.1 Kāinga Ora (S561 various)
S209.004	Audrey Campbell-Frear	Mixed Use Zone	Oppose	Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.	Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission - note this is the first of the two appendices titled Appendix 1). If relief not sought is not accepted, that FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission - note this is the first of the two appendices titled Appendix 1).		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS270.2	C Otway Ltd		Support	For the reasons stated in this primary submission and in my primary submission.	Allow		Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS350.019	Puketona Lodge Ltd		Support	<p>The reasons given in the original submission and primary submission of the submitter.</p> <p>Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.</p>	Allow	Allow the original submission.	Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS441.019	Adrian and Sue Knight		Support	<p>Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission - note this is the first of the two appendices titled Appendix 1). If relief not sought is not accepted, that FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from</p>	Allow	Amend	Reject	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission - note this is the first of the two appendices titled Appendix 1).				
FS566.501	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	Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
S209.003	Audrey Campbell-Frear	Mixed Use Zone	Oppose	The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use Zone (MUZ) boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri MUZ mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed MUZ boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods.	Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity.		Accept in part	Section 5.2.1 Kāinga Ora (S561 various) Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS270.13	C Otway Ltd		Support	For the reasons stated in this primary submission and in my primary submission.	Allow		Accept in part	Section 5.2.1 Kāinga Ora (S561 various) Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS350.018	Puketona Lodge Ltd		Support	The reasons given in the original submission and primary submission of the submitter.	Allow	Allow the original submission.	Accept in part	Section 5.2.1 Kāinga Ora (S561 various)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use Zone (MUZ) boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri MUZ mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed MUZ boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods.				Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS243.220	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	The Section 32 Evaluation -	Accept in part	Section 5.2.1 Kāinga Ora (S561 various) Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
FS441.018	Adrian and Sue Knight		Support	Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity.	Allow	Amend	Accept in part	Section 5.2.1 Kāinga Ora (S561 various) Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS566.500	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	Section 5.2.1 Kāinga Ora (S561 various) Section 5.2.5 Audrey Campbell-Frear (S209.003 & S209.004)
S522.046	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Natural Open Space Zone	Oppose	The area around Waipapa Landing and Cherry Park house grounds should be recognised and preserved as a public recreational reserve.	Delete the Natural Open Space zoning of the area around Waipapa Landing and Cherry Park house grounds, and zone Sport and Active Recreation		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS550.027	Lloyd Anderson		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.				
FS333.012	Maree Hart		Support	<p>The submitter supports relief sought to prevent fragmentation or loss of productive land, to avoid urban/residential sprawl in rural areas and protect amenity values.</p> <p>Residential development at Lot 1001 DP 532487 and the surrounding rural area would be inappropriate for many reasons. It would be contrary to the NPS-UD in enabling urban sprawl and not protecting rural land. Government reports have found that the creation of lifestyle blocks and residential development on productive land should be avoided as it leads to permanent loss of productive capability. Residential development on Lot 1001 would also create reverse sensitivity effects on lawfully established activities in the area.</p> <p>Lot 1001 is one of the few remaining large blocks of Class 2 soil in the district which is a strictly finite resource. Keeping good land for agricultural production is essential providing food, local jobs and economic well-being. FNDC submission to MPI recognised that large areas of horticultural land in Kerikeri have been converted to residential and therefore it is vital to protect the remaining rural land that is highly productive.</p>	Allow	Amend zoning of Lot 1001 DP 532487 to Horticulture zone or Rural Production zone; Amend Rural Production, Horticulture and Rural Lifestyle zone provisions to prevent urban sprawl, and protect productive soil, rural character and amenity values; Amend the District Plan to strengthen provisions for assessing and preventing cumulative and long-term adverse effects on productive areas, rural areas, areas visible from public land, ecological values and freshwater.	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site. There are alternative sites in the area which could provide a compact urban footprint and improve connectivity with central Kerikeri. Lot 1001 is also adjacent to a large irrigation pipeline which is a valuable economic asset for the area.</p> <p>Residential development in the traffic catchment north of Landing Road will generate cumulative adverse effects. The surrounding rural environment lacks the appropriate infrastructure, school capacity and existing safety and traffic issues on Landing Road such as a one lane bridge. There would also be effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				
FS243.211	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	Delete the Natural Open Space zoning of the area around Waipapa Landing and Cherry Park house grounds, and zone Sport and Active Recreation [this is further to the north east than the areas of interest]	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS62.012	Kapiro Conservation Trust 1		Support	it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be	Allow	allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>inappropriate for many reasons -</p> <ul style="list-style-type: none"> □□National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns, such as Kerikeri, and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. □□Lot 1001 DP 532487 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. □□Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. □□FNDC has recognised that: 'Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive' (FNDC (2019) submission to MPI on productive land). □□Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability. □□The farmland at Lot 1001 DP 532487 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect 				(S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>the essential natural resource at this site.</p> <p>□□Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>□□In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>□□Residential development of Lot 1001 farmland would create reverse sensitivity effects on neighbouring properties and lawfully established activities.</p> <p>□□Residential/urban development in this location would generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; one-lane bridge in Landing Road; large volumes of traffic; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				
FS566.1785	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS549.027	Vanessa Anderson		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect</p>				(S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				
FS443.027	Peter O'Neil Donnellon		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons -</p> <p>National Policy Standards recognise the need for district plans to support a well-functioning urban environment in</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				
FS390.027	Tracey Schubert		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons -</p> <p>National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri. Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.</p>				
FS353.027	Al Panckhurst		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>would provide a compact urban footprint and would actually improve connectivity with central Kerikeri. Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.</p>				
FS352.027	Kathryn Panckhurst		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				sensitivity effects on lawfully established activities and neighbouring producers. Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.				
FS342.027	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.				
FS338.027	Pearl Mahoney		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>productive land). Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.				
FS337.027	Kevin Mahoney		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS336.027	Roger Holman		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries,</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				
FS335.027	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons -	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p>				(S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				
FS334.027	Fiona Clarke		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				
S338.046	Our Kerikeri Community Charitable Trust	Natural Open Space Zone	Not Stated	The area around Waipapa Landing and Cherry Park house grounds should be recognised and preserved as a public recreational reserve.	Delete the Natural Open Space zoning of the area around Waipapa Landing and Cherry Park house grounds, and zone Sport and Active Recreation		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS570.984	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS566.998	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
								(S449.002 & S449.005)
FS569.1020	Vision Kerikeri 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
S449.046	Kapiro Conservation Trust	Natural Open Space Zone	Oppose	The area around Waipapa Landing and Cherry Park house grounds should be recognised and preserved as a public recreational reserve.	Delete the Natural Open Space zoning of the area around Waipapa Landing and Cherry Park house grounds, and zone Sport and Active Recreation		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS569.1845	Vision Kerikeri 2		Support		Allow		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS570.1862	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
S522.030	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Open Space Zone	Oppose	The area around Waipapa Landing and Cherry Park house grounds should be recognised and preserved as a public recreational reserve.	Delete the Open Space zoning of the area around Waipapa Landing and Cherry Park house grounds, and zone Sport and Active Recreation		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS550.026	Lloyd Anderson		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>need 'to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri. Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.</p>				
FS333.011	Maree Hart		Support	<p>The submitter supports relief sought to prevent fragmentation or loss of productive land, to avoid urban/residential sprawl in rural areas and protect amenity values.</p> <p>Residential development at Lot 1001 DP 532487 and the surrounding rural area would be inappropriate for many reasons. It would be contrary to the NPS-UD in enabling urban sprawl and not protecting rural land. Government reports have found that the creation of lifestyle blocks and residential development on productive land should be avoided as it leads to permanent loss of productive capability.</p>	Allow	Amend zoning of Lot 1001 DP 532487 to Horticulture zone or Rural Production zone; Amend Rural Production, Horticulture and Rural Lifestyle zone provisions to prevent urban sprawl, and protect productive soil, rural character and amenity values; Amend the District Plan to strengthen provisions for assessing and preventing cumulative and long-term adverse effects on productive	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>Residential development on Lot 1001 would also create reverse sensitivity effects on lawfully established activities in the area.</p> <p>Lot 1001 is one of the few remaining large blocks of Class 2 soil in the district which is a strictly finite resource. Keeping good land for agricultural production is essential providing food, local jobs and economic well-being. FNDC submission to MPI recognised that large areas of horticultural land in Kerikeri have been converted to residential and therefore it is vital to protect the remaining rural land that is highly productive.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site. There are alternative sites in the area which could provide a compact urban footprint and improve connectivity with central Kerikeri. Lot 1001 is also adjacent to a large irrigation pipeline which is a valuable economic asset for the area.</p> <p>Residential development in the traffic catchment north of Landing Road will generate cumulative adverse effects. The surrounding rural environment lacks the appropriate infrastructure, school capacity and existing safety and traffic issues on Landing Road such as a one lane bridge. There would also be effects on at-risk native species, kiwi & ecological values, water quality,</p>		<p>areas, rural areas, areas visible from public land, ecological values and freshwater.</p>		

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				landscape, rural character and amenity values.				
FS62.011	Kapiro Conservation Trust 1		Support	<p>it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons -</p> <ul style="list-style-type: none"> □□National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns, such as Kerikeri, and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. □□Lot 1001 DP 532487 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. □□Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. □□FNDC has recognised that: 'Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive' (FNDC (2019) submission to MPI on productive land). □□Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability. 	Allow	allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p><input type="checkbox"/><input type="checkbox"/>The farmland at Lot 1001 DP 532487 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p><input type="checkbox"/><input type="checkbox"/>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p><input type="checkbox"/><input type="checkbox"/>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p><input type="checkbox"/><input type="checkbox"/>Residential development of Lot 1001 farmland would create reverse sensitivity effects on neighbouring properties and lawfully established activities.</p> <p><input type="checkbox"/><input type="checkbox"/>Residential/urban development in this location would generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; one-lane bridge in Landing Road; large volumes of traffic; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS566.1769	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS549.026	Vanessa Anderson		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				quality, landscape, rural character and amenity values.				
FS443.026	Peter O'Neil Donnellon		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				
FS390.026	Tracey Schubert		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect</p>				(S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				
FS353.026	Al Panckhurst		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons -</p> <p>National Policy Standards recognise the need for district plans to support a well-functioning urban environment in</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				
FS352.026	Kathryn Panckhurst		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons -</p> <p>National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri. Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.</p>				
FS342.026	Chris Baker		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>would provide a compact urban footprint and would actually improve connectivity with central Kerikeri. Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.</p>				
FS338.026	Pearl Mahoney		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no <input type="checkbox"/><input type="checkbox"/><input type="checkbox"/> functional need 'to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision</p> <p>Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers. Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.				
FS337.026	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

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				<p>horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.				
FS336.026	Roger Holman		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive"</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>(FNDC (2019) submission to MPI on productive land). Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability. Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site. Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area. In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri. Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers. Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.				
FS335.026	Craig and Mary Sawers		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

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				<p>productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				quality, landscape, rural character and amenity values.				
FS334.026	Fiona Clarke		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

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				<p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
S338.045	Our Kerikeri Community Charitable Trust	Open Space Zone	Not Stated	The area around Waipapa Landing and Cherry Park house grounds should be recognised and preserved as a public recreational reserve.	Delete the Open Space zoning of the area around Waipapa Landing and Cherry Park house grounds, and zone Sport and Active Recreation		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS243.212	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	Delete the Natural Open Space zoning of the area around Waipapa Landing and Cherry Park house grounds, and zone Sport and Active Recreation [this is further to the north east than the areas of interest]	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS570.983	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS566.997	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS569.1019	Vision Kerikeri 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
S529.044	Carbon Neutral NZ Trust	Open Space Zone	Oppose	The area around Waipapa Landing and Cherry Park house grounds should be recognised and preserved as a public recreational reserve	Delete the Open Space zoning of the area around Waipapa Landing and Cherry Park house grounds, and zone Natural Open Space		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS570.1934	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS566.1948	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS569.1970	Vision Kerikeri 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
S449.045	Kapiro Conservation Trust	Open Space Zone	Oppose	The area around Waipapa Landing and Cherry Park house grounds should be recognised and preserved as a public recreational reserve.	Delete the Open Space zoning of the area around Waipapa Landing and Cherry Park house grounds, and zone Sport and Active Recreation		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS569.1844	Vision Kerikeri 2		Support		Allow		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS570.1861	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
S288.020	Tristan Simpkin	Rural Lifestyle Zone	Oppose	Peacock Garden Drive / south side Kerikeri has the zone showing as Rural Lifestyle. This area is in very close proximity to the town centre (under 1 km), and is on reticulated services, so this zoning is clearly a mistake - it should be Residential. Land zoned with	Amend zoning of land at 2, 8A, 8B and 8C Peacock Garden Drive, 135 Hone Heke Road, and all land at 165 - 209 Kerikeri Road, Kerikeri from Rural Lifestyle Zone to General Residential Zone (see map attached to original submission)		Accept in part	Section 5.2.12 Seeking General Residential zone

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				a 2ha min lot size, under 1km from the town centre is not a good use of land.				
FS29.36	Trent Simpkin		Support	I support this suggestion of the zone amendments as it makes the most sense for the said areas.	Allow		Accept in part	Section 5.2.12 Seeking General Residential zone
FS172.390	Audrey Campbell-Frear		Support in part	Support reconsideration of inconsistent zoning.	Allow		Accept in part	Section 5.2.12 Seeking General Residential zone
FS243.222	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	Amend zoning of land at 2, 8A, 8B and 8C Peacock Garden Drive, 135 Hone Heke Road, and all land at 165 - 209 Kerikeri Road, Kerikeri from Rural Lifestyle Zone to General Residential Zone (see map attached to original submission)x	Accept in part	Section 5.2.12 Seeking General Residential zone
FS570.899	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part	Section 5.2.12 Seeking General Residential zone
FS566.913	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	Section 5.2.12 Seeking General Residential zone
FS569.935	Vision Kerikeri 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	Section 5.2.12 Seeking General Residential zone
S16.001	Picture Perfect Properties Ltd	Rural Lifestyle Zone	Oppose	A small portion of land (at 10 Peacock Garden Drive) has been included in the title that is not Residential like the majority of the property, in which case this would make perfect sense for it to be included as Residential zoned.	Amend zoning of property at 10 Peacock Garden Drive, Kerikeri from Rural Lifestyle to General Residential Zone (so that the whole property is zoned General Residential).		Reject	Section 5.2.12 Seeking General Residential zone

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS172.382	Audrey Campbell-Frear		Support in part	Support reconsideration of inconsistent zoning.	Allow		Reject	Section 5.2.12 Seeking General Residential zone
FS243.221	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	Amend zoning of property at 10 Peacock Garden Drive, Kerikeri from Rural Lifestyle to General Residential Zone (so that the whole property is zoned General Residential).	Accept	Section 5.2.12 Seeking General Residential zone
S449.005	Kapiro Conservation Trust	Rural Production Zone	Oppose	The area between Waipapa and the golf course (Brownlie property) currently under consideration offers a more appropriate location for future growth than the areas to the north or south of Kerikeri indicated in the PDP zone map. The area between Waipapa and the golf course has the potential to provide connectivity between SH10 and the CBD, and between SH10 and Waipapa Road, and safe connectivity between the new FNDC Sports Hub on SH10 and local schools. Integrated planning is generally easier on a greenfield site. Importantly, growth in this area would eventually provide a relatively compact footprint for Kerikeri/Waipapa. No other site offers this advantage. The current lack of infrastructure could be addressed by requiring the developer to provide roading, water supply, on-site wastewater system and other needs.	Delete Rural Production zoning of the land commonly referred to as the 'Brownlee' property, being 1878 State Highway 10, Waipapa (Lot 2 DP 89875, Part Section 13 Block X Kerikeri Survey District and Part Lot 6 Deposited Plan 6704). Rezone this land area for future development (primarily as a mix of residential, mixed use and natural open space zones).		Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005) Section 5.3.1 Kiwi Fresh Orange Company S554
FS29.3	Trent Simpkin		Support	I agree fully with this submission point and support this land being rezoned as suggested. Kerikeri needs areas to grow and this is the most common	Allow		Reject	Section 5.2.7 Kapiro Conservation Trust

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				sense, obvious place for large future growth, and should include a new roadway connecting Kerikeri town and Waipapa.				(S449.002 & S449.005) Section 5.3.1 Kiwi Fresh Orange Company S554
FS569.1804	Vision Kerikeri 2		Support		Allow		Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005) Section 5.3.1 Kiwi Fresh Orange Company S554
FS570.1821	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow		Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005) Section 5.3.1 Kiwi Fresh Orange Company S554
S529.046	Carbon Neutral NZ Trust	Rural Production Zone	Oppose	The area between Waipapa and the golf course (Brownlie property) currently under consideration offers a more appropriate location for future growth than the areas to the north or south of Kerikeri indicated in the PDP zone map. The area between Waipapa and the golf course has the potential to provide connectivity between SH10 and the CBD, and between SH10 and Waipapa Road, and safe connectivity between the new FNDC Sports Hub on SH10 and local schools. Integrated planning is generally easier on a greenfield site. Importantly, growth in	Delete Rural Production zoning of the land commonly referred to as the 'Brownlee' property, being 1878 State Highway 10, Waipapa (Lot 2 DP 89875, Part Section 13 Block X Kerikeri Survey District and Part Lot 6 Deposited Plan 6704). Rezone this land area for future development (primarily as a mix of residential, mixed use and natural open space zones).		Reject	Section 5.3.1 Kiwi Fresh Orange Company S554

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				this area would eventually provide a relatively compact footprint for Kerikeri/Waipapa. No other site offers this advantage. The current lack of infrastructure could be addressed by requiring the developer to provide roading, water supply, on-site wastewater system and other needs.				
FS29.4	Trent Simpkin		Support	I agree fully with this submission point and support this land being rezoned as suggested. Kerikeri needs areas to grow and this is the most common sense, obvious place for large future growth, and should include a new roadway connecting Kerikeri town and Waipapa.	Allow		Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
FS570.1935	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
FS566.1949	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
FS569.1971	Vision Kerikeri 2		Support		Allow	Allow the original submission	Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
S338.003	Our Kerikeri Community Charitable Trust	Rural Production Zone	Not Stated	The area between Waipapa and the golf course (Brownlie property) currently under consideration offers a more appropriate location for future growth than the areas to the north or south of Kerikeri indicated in the PDP zone map. The area between Waipapa and the golf course has the potential to provide connectivity between SH10 and the CBD, and between SH10 and Waipapa Road, and safe connectivity between the new FNDC Sports Hub on SH10 and local schools. Integrated planning is generally easier on a greenfield site. Importantly, growth in	Delete Rural Production zoning of the land commonly referred to as the 'Brownlee' property, being 1878 State Highway 10, Waipapa (Lot 2 DP 89875, Part Section 13 Block X Kerikeri Survey District and Part Lot 6 Deposited Plan 6704). Rezone this land area for future development (primarily as a mix of residential, mixed use and natural open space zones).		Reject	Section 5.3.1 Kiwi Fresh Orange Company S554

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				this area would eventually provide a relatively compact footprint for Kerikeri/Waipapa. No other site offers this advantage. The current lack of infrastructure could be addressed by requiring the developer to provide roading, water supply, on-site wastewater system and other needs.				
FS29.6	Trent Simpkin		Support	I agree fully with this submission point and support this land being rezoned as suggested. Kerikeri needs areas to grow and this is the most common sense, obvious place for large future growth, and should include a new roadway connecting Kerikeri town and Waipapa.	Allow		Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
FS243.237	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from General Residential to a range of urban zones. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while enabling greater density of residential and employment as appropriate to future growth and stream-side amenity, access and environmental quality.	Disallow in part	Amend the General Residential	Accept	Section 5.3.1 Kiwi Fresh Orange Company S554
FS570.944	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
FS566.958	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
FS569.980	Vision Kerikeri 2		Support		Allow	Allow the original submission	Reject	Section 5.3.1 Kiwi Fresh Orange Company S554

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
S522.004	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Rural Production Zone	Oppose	The area between Waipapa and the golf course (Brownlie property) currently under consideration offers a more appropriate location for future growth than the areas to the north or south of Kerikeri indicated in the PDP zone map. The area between Waipapa and the golf course has the potential to provide connectivity between SH10 and the CBD, and between SH10 and Waipapa Road, and safe connectivity between the new FNDC Sports Hub on SH10 and local schools. Integrated planning is generally easier on a greenfield site. Importantly, growth in this area would eventually provide a relatively compact footprint for Kerikeri/Waipapa. No other site offers this advantage. The current lack of infrastructure could be addressed by requiring the developer to provide roading, water supply, on-site wastewater system and other needs.	Delete Rural Production zoning of the land commonly referred to as the 'Brownlee' property, being 1878 State Highway 10, Waipapa (Lot 2 DP 89875, Part Section 13 Block X Kerikeri Survey District and Part Lot 6 Deposited Plan 6704). Rezone this land area for future development (primarily as a mix of residential, mixed use and natural open space zones).		Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
FS29.7	Trent Simpkin		Support	I agree fully with this submission point and support this land being rezoned as suggested. Kerikeri needs areas to grow and this is the most common sense, obvious place for large future growth, and should include a new roadway connecting Kerikeri town and Waipapa.	Allow		Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
FS243.228	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while	Disallow in part	The area between Waipapa and the golf course (Brownlie property) currently under consideration	Reject	Section 5.3.1 Kiwi Fresh Orange Company S554

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				maintaining productive rural environments.				
FS566.1743	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
S554.002	Kiwi Fresh Orange Company Limited	Rural Production Zone	Oppose	The reasons supporting KFO's submission are explained in the Section 32 Report - Brownlie Land prepared by the Planning Collective. That report contains both the reasons for the submission and an evaluation of the submission under the statutory tests in section 32 of the RMA. The Submission Area lies between the Kerikeri and Waipapa townships. Given anticipated growth in the area (see below), KFO considers the Submission Area the logical place for urban development that cannot be provided by infill development alone, while bridging a gap and integrating with the two urban areas of Kerikeri and Waipapa. The proposal's mix of General Residential, Mixed Use and Natural Open Space is to accommodate the various needs of urban growth whilst recognising and avoiding development of significant ecological features of the landscape. In support of its submission and the Section 32 Report - Brownlie Land, KFO has commissioned independent expert reports that: (a) Provide an independent economic assessment of projected growth within Kerikeri-Waipapa and consider whether it is, or is intended to be, an urban environment under the NPS-UD. (b) Consider infrastructure and servicing restraints on development of the Submission Area and assess the feasibility of solutions. (c) Model flood	Amend the zoning for the site, known locally as Brownlie development (Title references 137884, NA46D/1149, NA33B/689 & NA1126/159) for urban development as requested in the submission (General Residential, Mixed Use, Natural Open Space) from Rural Production.		Reject	Section 5.3.1 Kiwi Fresh Orange Company S554

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				risks and propose conceptual designs for flood management. (d) Assess the existing traffic environment and anticipated changes to the receiving environment from development of the Submission Area and propose and consider roading design options. (e) Assess the proposed structure plan and transport options against potential landscape considerations. (f) Identify high-level ecological constraints that require management through planning controls, such as Natural Open Space zoning. Identify soil types within the Submission Area for the purpose of engaging with the National Policy Statement for Highly Productive Land (NPS-HPL). The proposed zoning seeks approx. 152ha General Residential, 22ha Mixed Use and 23ha Natural Open Space.				
FS36.092	Waka Kotahi NZ Transport Agency		Oppose	Opposes the proposed rezoning/intensification of the approximately 197ha "Brownlie Land Precinct" until there is a clearer understanding on how the proposal affects the safety, efficiency, and effectiveness of the land transport system. There needs to be clear documentation of what transport infrastructure/ upgrades/mitigation measures are needed to avoid, remedy or mitigate effects on the transport system, triggers for necessary infrastructure development and how the infrastructure will be funded. The proposed rezoning needs to ensure that it includes details as to how the proposed transport network will provide active modes and support the longer term development of public transport.	Disallow	Disallow the original submission until appropriate analysis and information has been provided for the proposed rezonings (inferred).	Accept	Section 5.3.1 Kiwi Fresh Orange Company S554

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS32.005	Jeff Kemp		Support in part	<p>The submitter supports the overall intent and purpose of the original submission as it is the only viable and practical option to enable planned and coordinated development in and around Kerikeri and the Waipapa area.</p> <p>The submitter notes that the documentation on proposed traffic movements is unclear. The original submission has not provided details on potential traffic movements and intersections for Waitotara Drive and Waipapa Road and how these might link to State Highway 10. For example, it is unclear if the new link from State Highway 10 through to the Kerikeri Town Centre is going to be a primary route and the link through to Waipapa Road a secondary route.</p> <p>The submitter notes it is unclear if the proposed flood mitigation measures will increase or reduce flooding along Waitotara Drive. The submitter also supports the proposed zoning as depicted within the original submission is an efficient use of land.</p>	Allow	Allow the original submission subject to consideration of traffic movements, flood mitigation measures and amending the zoning as depicted in the original submission.	Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
FS374.049	Waipapa Pine Limited		Oppose	<p>Waipapa Pine Limited is concerned with a large area of land being rezoned to support a Structure Plan within Kerikeri / Waipapa in near proximity to large areas of land proposed to be zoned Heavy Industrial Zone and containing heavy industrial uses. The structure plan contains large areas promoted for General Residential Use. Waipapa Pine is concerned that existing activities within the proposed Heavy Industrial Zone (including their own) may</p>	Disallow	disallow the original submission	Accept	Section 5.3.1 Kiwi Fresh Orange Company S554

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				be subject to / of reverse sensitivity effects should this Structure Plan be allowed to proceed.				
FS47.001	Our Kerikeri Community Charitable Trust		Support	The land between Kerikeri golf course and State Highway 10 (Brownlie property) is the only area that is able to provide a reasonably compact urban footprint for Kerikeri/Waipapa expansion in future. This is important for achieving a well-functioning urban environment ultimately. (Other greenfield sites to the south or north would not provide a compact urban footprint). The development of this area provides the required space to expand Kerikeri for much needed housing (including social/affordable). Importantly, it is the only area that offers opportunities for substantial improvements in connectivity (roads and greenways for safe cycleways and walkways) between State Highway 10 and Waipapa Road and also between SH10 and central Kerikeri. We support local on-site wastewater treatments systems in principle. Using this land for Kerikeri's expansion is the most appropriate site and enables the avoidance of further unplanned urban sprawl.	Allow	allow the original submission	Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
FS243.229	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	The Submission Area lies between the Kerikeri and Waipapa townships. Given	Accept	Section 5.3.1 Kiwi Fresh Orange Company S554

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS569.025	Vision Kerikeri 2		Support	We support re-zoning the Brownlie site for urban development to the extent that it is consistent with our original submission. We support a mix of residential, mixed use, open space and natural open space. The land between Waipapa and Kerikeri is the most appropriate area for future urban growth.	Allow	allow the original submission	Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
FS389.008	Smartlife Trust		Oppose	All of submission S554 in relation to the proposed Structure Plan for the landholding. In particular, the documents / plans which refer to a future access point through the Further Submitters land	Disallow	Disallow the original submission	Accept	Section 5.3.1 Kiwi Fresh Orange Company S554
S140.001	Mark and Emma Klinac	Rural Production Zone	Oppose	The submitter opposes the zoning of Lot 2 DP 321759 & Lot 3 DP 321759 (1/2 share); and Lot 1 DP 321759 & Lot 3 DP 321759 (1/2 share) as Rural Production Zone as the proposed zoning will effectively create a Rural Production 'island' adjoined by potential Heavy Industrial Zoned properties on the landholdings and subsequent heavy industrial activities.	Amend the zoning of Lot 2 DP 321759 & Lot 3 DP 321759 (1/2 share); and Lot 1 DP 321759 & Lot 3 DP 321759 (1/2 share) to Heavy Industrial Zone.		Reject	Section 5.2.15 Seeking Heavy Industrial Zone
FS374.003	Waipapa Pine Limited		Support	With respect to Submission S140.001, the submission is supported in that the retained island of Rural Production Zoning near the Heavy Industrial Zone may give rise to reverse sensitivity and sterilisation effects. The Heavy Industrial Zone in Waipapa is better served by a consistent zoning pattern that complements heavy industrial activities.	Allow	seeks to amend the zoning of the site from Rural Production to Heavy Industrial	Reject	Section 5.2.15 Seeking Heavy Industrial Zone

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS399.004	Mark and Emma Klinac		Support	n/a	Allow	allow the original submission	Reject	Section 5.2.15 Seeking Heavy Industrial Zone
S342.002	Waipapa Pine Limited and Adrian Broughton Trust (now Fletcher Building Ltd)	Rural Production Zone	Oppose		rezone land from rural production to heavy industrial zone Lot 1 DP 146372, lot 3 DP 321759, Lot 2 DP 321759, Lot 1 DP 321759		Reject	Section 5.2.15 Seeking Heavy Industrial Zone
FS374.016	Waipapa Pine Limited		Support	The original submission reflects the position of Waipapa Pine Limited of support for the Heavy Industrial Zone with proposed changes to rules that would better support heavy industrial activities.	Allow	allow the original submission	Reject	Section 5.2.15 Seeking Heavy Industrial Zone
S165.002	Arvida Group Limited	Rural Residential Zone	Oppose	The site legally described as Lot 2 DP 321732 is owned by Arvida Group Limited and forms part of the Te Puna Waiora retirement village complex. This irregular parcel of land has been given a split zoning based on the simple extrapolation of "straight line" which has no regard to the site's single land ownership and the ability for integrated management of resources to be achieved based on land tenure arrangements	Re-zone that part of Lot 2 DP 321732 shown as Rural Residential on the PDP planning maps to General Residential zone (see attachment 1 to the submission)		Reject	Section 5.2.12 Seeking General Residential zone
S370.001	Linda Gigger	Rural Residential Zone	Oppose	166 Waipapa Road, Kerikeri, being Lot 18 DP 357357, includes an existing and operating concrete product manufacturing plant producing wastewater treatment system components and pastoral water containment components, which has operated under planning approval. The provisions within the PDP has the opportunity to embody a management framework which can facilitate and sustain activities such as those undertaken by the submitter. The PDP	Delete the Rural Residential zoning of 166 Waipapa Road, Kerikeri, being Lot 18 DP 357357, zone Light Industrial		Reject	Section 5.2.9 Linda Gigger (S370.001)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Officer recommendation	Relevant section of S42A Report
				contains such provisions which should be applied to the site. The proposed Rural Residential zone replicates the Operative District Plan which is incongruous to established site activity. A Light Industrial zoning which captures and reflects the nature and scale of the activities on the site is sought.			
S318.001	Mangonui Haulage	Rural Residential Zone	Oppose	The submitter considers that the proposed Rural Residential Zone as it applies to Lot 2 DP 437473, located in Waipapa, does not reflect the existing activities on the site. the submitter acknowledges that a district plan cannot create site specific zones in every instance however there is merit in changing this property to a zone which reflects the activities being undertaken.	Amend the Rural Residential zoning of Lot 2 DP 437473 to Light Industrial Zone.	Reject	Section 5.2.14 Seeking Light Industrial Zone
S325.004	Adrian and Sue Knight	Rural Residential Zone	Oppose	Rural Residential Zone is the most appropriate zoning in the mapped location because: a. The properties located within this area are consistent with the intended purpose of the Rural Residential Zone. b. The PDP mapped extent the Rural Residential Zone does not follow a logical and defensible boundary. c. The character and amenity of this area is consistent with the PDP zoned land Rural Residential Zone, establishing a coherent peri-urban pattern and character to Kerikeri. d. These properties do not fit with the proposed zone criteria of the Horticulture Zone. e. The proposed Horticulture Zone fails to enable sustainable use and development of the properties within this area.	Review the Rural Residential zone on the edge of Kerikeri and rezone land in accordance with the Map in Appendix 1 of the submission.	Reject	Section 5.6.16 Other Rezoning Submissions

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS172.8	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Reject	Section 5.6.16 Other Rezoning Submissions
FS350.051	Puketona Lodge Ltd		Support	<p>The reasons given in the original submission and primary submission of the submitter.</p> <p>Rural Residential Zone is the most appropriate zoning in the mapped location because:</p> <p>a. The properties located within this area are consistent with the intended purpose of the Rural Residential Zone.</p> <p>b. The PDP mapped extent the Rural Residential Zone does not follow a logical and defensible boundary.</p> <p>c. The character and amenity of this area is consistent with the PDP zoned land Rural Residential Zone, establishing a coherent peri-urban pattern and character to Kerikeri.</p> <p>d. These properties do not fit with the proposed zone criteria of the Horticulture Zone.</p> <p>e. The proposed Horticulture Zone fails to enable sustainable use and development of the properties within this area.</p>	Allow	Allow the original submission.	Reject	Section 5.6.16 Other Rezoning Submissions
S280.002	Paul Wright	Rural Residential Zone	Oppose	Mixed Use Zone reflects the reality of these sites current and future use. The Rural Residential Zone no longer reflects the reality of the infrastructure (reticulated wastewater, stormwater and potable water), location (within urban area, with footpath to central Kerikeri) and current commercial use of these properties. The sites are comparable to neighbouring properties proposed zoning (all of which are mixed use both adjacent or directly across Kerikeri Road). There seems to be no validity in zoning these sites as	Amend zoning of land at 316 - 342 Kerikeri Road, Kerikeri from Rural Residential Zone to Mixed Use Zone.		Reject	Section 5.2.13 Seeking Mixed Use zone

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				Rural Residential and therefore it is proposed these subject sites are Zoned to reflect reality as Mixed Use. These sites are already Mixed Use sites.				
FS172.167	Audrey Campbell-Frear		Support	For the reasons set out in this primary submission and in my primary submission to rezone Kerikeri fringe to commercial.	Allow		Reject	Section 5.2.13 Seeking Mixed Use zone
FS189.2	Michael Schofield		Support	All points raised in this submission support the zoning of stated properties being amended to Mixed Use	Allow		Reject	Section 5.2.13 Seeking Mixed Use zone
S301.001	Paul Wright	Rural Residential Zone	Oppose	These properties are almost all currently used for commercial purposes, are connected to reticulated wastewater, stormwater and potable water and mostly pay commercial based rates. The proposed zoning does not reflect the current use, future use or current infrastructure. The sites are a few hundred metres from central Kerikeri and are serviced by a FNDC footpath and properties adjacent or across the road have mixed use zoning.	Amend zoning of 316-342 Kerikeri Road, Kerikeri from Rural Residential to Mixed use.		Reject	Section 5.2.13 Seeking Mixed Use zone
FS172.168	Audrey Campbell-Frear		Support	For the reasons set out in this primary submission and in my primary submission to rezone Kerikeri fringe to commercial.	Allow		Reject	Section 5.2.13 Seeking Mixed Use zone
FS189.1	Michael Schofield		Support	All points raised support the zoning being amended to Mixed Use	Allow		Reject	Section 5.2.13 Seeking Mixed Use zone
S20.001	Alan and Pat Strang	Rural Residential Zone	Oppose	Our property and other along this side of Kerikeri road are still zoned Rural living. This makes compliance for any development very costly and difficult. e are only 300m from the town centre and kilometers away from rural land. A rezoning is long overdue. our neighbour on Kerikeri road has recently	Delete Rural Residential zoning of 316A Kerikeri Road, Kerikeri, zone Mixed Use		Reject	Section 5.2.4 Alan and Pat Strang (S20.001)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				been rezoned to mixed use. We would like the same zoning for us. we have submitted an application to subdivide our section into 3 sections. This aligns with government and Council policy to better utilise fully serviced in town land				
FS172.180	Audrey Campbell-Frear		Support	For the reasons set out in this primary submission and in my primary submission to rezone Kerikeri fringe to commercial.	Allow		Reject	Section 5.2.4 Alan and Pat Strang (S20.001)
FS243.224	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	Delete Rural Residential zoning of 316A Kerikeri Road, Kerikeri, zone Mixed Use	Accept	Section 5.2.4 Alan and Pat Strang (S20.001)
S408.001	Pukanui Investments Ltd & The Ridge Childcare Ltd	Rural Residential Zone	Oppose	RRZ-01 Rural should be changed in parts of Kerikeri Road. Residential Zone is said to provide for a fringe transitional area surrounding Rural production, Rural Lifestyle and Horticultural zones. This is not the case with 322 Kerikeri Road where the nearest rural activity is an estimated km away to the North/West and some 2-3km down Kerikeri Road. Kerikeri Road has 1000 traffic movements per day and is the busiest road in the Far North. The impermeable coverage of 12.5% is very restrictive and should be increased.	Amend the Planning Maps to make the zoning to Kerikeri Road frontage properties between Aranga Road and Greenway Drive from Rural Residential Zone to Mixed Use Zone.		Reject	Section 5.2.13 Seeking mixed use zone
FS172.299	Audrey Campbell-Frear		Support	For the reasons set out in this primary submission and in my primary submission to rezone Kerikeri fringe to enable commercial activities.	Allow		Reject	Section 5.2.13 Seeking mixed use zone

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS350.026	Puketona Lodge Ltd		Support	<p>The reasons given in the original submission and primary submission of the submitter to rezone Kerikeri fringe to enable commercial activities.</p> <p>RRZ-01 Rural should be changed in parts of Kerikeri Road. Residential Zone is said to provide for a fringe transitional area surrounding Rural production, Rural Lifestyle and Horticultural zones. This is not the case with 322 Kerikeri Road where the nearest rural activity is an estimated km away to the North/West and some 2-3km down Kerikeri Road. Kerikeri Road has 1000 traffic movements per day and is the busiest road in the Far North. The impermeable coverage of 12.5% is very restrictive and should be increased.</p>	Allow	Allow the original submission.	Reject	Section 5.2.13 Seeking mixed use zone
S15.001	Smartlife Trust	Rural Residential Zone	Not Stated	<p>The Kerikeri Holiday Park and Motel property (23 Aranga Road, Kerikeri, being Lot 2 DP 395942 and Lot 3 DP 335706) adjoins the General Residential zone and has direct access onto Aranga Road. Residential subdivision approvals have been granted to enable the creation of six residential sites as a non-complying activity. A residential zoning would promote the opportunity for collaboration for potential esplanade reserve, completing the current gap in access along the river. Property is connected to the Kerikeri Wastewater Reticulation system. Land is not identified as containing any high-class soils or being defined as highly productive. Inclusion within the General Residential zone is a coherent extension of urban Kerikeri area. The use of the property for residential</p>	Delete Rural Residential zoning of the Kerikeri Holiday Park and Motel property (23 Aranga Road, Kerikeri, being Lot 2 DP 395942 and Lot 3 DP 335706), zone General Residential		Accept	Section 5.2.10 Smartlife Trust (S15.001)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				development would compensate for the loss of those properties along Kerikeri Road currently zoned Residential and now proposed as Mixed Use.				
FS172.381	Audrey Campbell-Frear		Support	For the reasons stated in this primary submission.	Allow		Accept	Section 5.2.10 Smartlife Trust (S15.001)
FS243.223	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	Delete Rural Residential zoning of the Kerikeri Holiday Park and Motel property (23 Aranga Road, Kerikeri, being Lot 2 DP 395942 and Lot 3 DP 335706), zone General Residential	Reject	Section 5.2.10 Smartlife Trust (S15.001)
S362.001	Kerikeri Heights Limited	Rural Residential Zone	Oppose	Refer to full submissions for specific reasons for decisions sought which include, but not limited to, the following: immediately across the road are properties proposed to be zoned General Residential Zone - a large general residential subdivision is currently being developed at 373 Kerikeri Road with lot sizes of approximately 300m2 and 700m2; the property already has available development infrastructure; and the property is within an easy walking distance to town.	Amend to rezone 372 Kerikeri Road, Kerikeri from Rural Residential Zone to General Residential Zone.		Reject	Section 5.2.12 Seeking General Residential zone
FS172.400	Audrey Campbell-Frear		Support	Support reconsideration of inconsistent zoning.	Allow		Reject	Section 5.2.12 Seeking General Residential zone
S329.001	Davies Kerikeri Family Trust, MR Davies, and BR & R Davies	Rural Residential Zone	Not Stated	Rezone part of the site fronting Kerikeri Inlet Road to General Residential as opposed to Rural Residential for a number of reasons, including: difficulties to comply with air emission	Delete the Rural Residential zoning of the front portion of the site (being the combined area of Lot 2 DP 352147, Lot 2 DP 159442, Lot 1 DP 201704 and Lot 3 DP 159442, Lot 4 DP 1598442, and Lot 2 DP 61878 fronting		Reject	Section 5.2.8 Davis Kerikeri Family Trust, MR Davies, and BR &

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				requirements for the orchard operations on this area; natural stream boundary provides a logical and defensible boundary to the existing urban area, and will provide a buffer to horticultural operations on the remaining land to the south; the site has direct access to reticulated Council infrastructure; land can be rezoned General Residential zone under Regulation 3.6, and is consistent with Regulation 3.8(1)(a) of the National Policy Statement for Highly Productive Land; economic benefits - relative increase in residential density; social benefits - buffer between proposed General Residential zone and horticultural activities - assist in minimising potential reverse sensitivity effects; environmental benefits include a potential esplanade reserve, and improvement to the site frontage with Kerikeri Inlet Road; the General Residential zone is a more efficient and effective use of the land and existing infrastructure; and the proposal better achieves the purpose of the Act in the context of Section 32.	Kerikeri Inlet Road, Kerikeri) zone the front portion (as shown on figure 5 to the submission), General Residential.			R Davies (S329.001)
FS138.001	Peter Andrew Irvine		Support	rezoning the area in question is appropriate given the existing zoning pattern in the wider environment	Allow	allow the original submission	Reject	Section 5.2.8 Davis Kerikeri Family Trust, MR Davies, and BR & R Davies (S329.001)
FS137.001	Elizabeth Irvine		Support	Rezoning the area in question is appropriate given the existing zoning pattern in the wider environment	Allow	Allow	Reject	Section 5.2.8 Davis Kerikeri Family Trust, MR Davies, and BR &

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
								R Davies (S329.001)
S139.001	BOI Enterprises Limited	Rural Residential Zone	Oppose	Lots 1 and 2 DP 561725 (2 and 4 The Lakes Drive, Kerikeri) should be zoned Mixed Use. This zoning is more appropriate for these sites: a) It better aligns with existing development, size of landholdings and proposed development for the site. b) Existing and proposed activities are not consistent with the Rural Residential zone. c) The landholdings are consistent with the Mixed Use zone. d) The approach proposed is more consistent with the purpose and principles of the Resource Management Act 1991.	Amend the zoning of Lots 1 and 2 DP 561725 (2 and 4 The Lakes Drive, Kerikeri), from Rural Residential to Mixed Use		Reject	Section 5.2.13 Seeking mixed use zone
FS243.225	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	Amend the zoning of Lots 1 and 2 DP 561725 (2 and 4 The Lakes Drive, Kerikeri), from Rural Residential to Mixed Use	Accept	Section 5.2.13 Seeking mixed use zone
S92.001	Ernie Cottle	Sport And Active Recreation Zone	Support	The land is the subject of an approved resource consent application which provides for a Sports Hub. The proposed zone facilitates the development of this facility.	Retain the Sport and Active Recreation Zone over the land described as Lot 18 DP 316057 as provided for on the PDPE-Maps.		Accept	Section 5.2.2 Ernie Cottle (S92.001) and Jeff and Robby Kemp (S51.001)
S51.001	Jeff and Robby Kemp	Sport And Active Recreation Zone	Support	The land is the subject of an approved resource consent application which provides for a Sports Hub. The proposed zone facilitates the development of this facility.	Retain the Sport and Active Recreation Zone over the land described as Lot 18 DP 316057 as provided for on the PDP E-Maps.		Accept	Section 5.2.2 Ernie Cottle (S92.001) and Jeff and Robby Kemp (S51.001)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS243.216	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	Amend the land in Waitotara Drive zoned Rural Production to Rural Residential Zone, identified in Figure 1 of the submission	Reject	Section 5.2.2 Ernie Cottle (S92.001) and Jeff and Robby Kemp (S51.001)
S274.007	Our Kerikeri Community Charitable Trust	Sport And Active Recreation Zone	Not Stated	The benefits of rezoning 17 and 19 Harmony Lane for the community would be supporting the growth in Waipapa and demand for housing within proximity and access to community sports and recreational facilities, local amenities, and schools.	Delete 'Sport and Active Recreation' zoning of 17 and 19 Harmony Lane, rezone the land (with appropriate consultation) for general residential or mixed-use development.		Reject	Section 5.2.12 Seeking General Residential zone
FS277.73	Jenny Collison		Support	I agree	Allow		Reject	Section 5.2.12 Seeking General Residential zone
FS570.797	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	allow the original submission	Reject	Section 5.2.12 Seeking General Residential zone
FS566.811	Kapiro Conservation Trust 2		Support		Allow	allow the original submission	Reject	Section 5.2.12 Seeking General Residential zone
FS569.833	Vision Kerikeri 2		Support		Allow	allow the original submission	Reject	Section 5.2.12 Seeking General Residential zone
S528.005	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Sport And Active Recreation Zone	Oppose	The site LOT 17 & 19 Harmony Lane is zoned Sport and Recreation in the District Plan. Consider rezoning this site for any future consideration of relocating to the site 1936 State Highway 10, Kerikeri 0470 a Sport and Recreation site under development and repurposing (with appropriate consultation) the land for either general	rezone Lot 17 & 19 Harmony Lane from sport and active recreation to either general residential or mixed use		Reject	Section 5.2.12 Seeking General Residential zone

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				residential or mixed-use development. The benefits for the community would be supporting the growth in Waipapa and demand for housing within proximity and access to community sports and recreational facilities, local amenities, and schools - there is a new school development across the road. (Map attached). The benefit for sports would be cost efficiencies in being co-located and the provision of improved and sustainable facilities				
FS566.1904	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Reject	Section 5.2.12 Seeking General Residential zone
S427.002	Kapiro Residents Association	General / Miscellaneous	Support in part	We support intensification of the urban area for the reasons outlined in our previous submissions and discussions with council. However, intensification needs to be carefully planned, with good design principles, appropriate infrastructure and adequate green open spaces for the community. Sub-zones or precincts (or whatever terms are now required by the National Planning Standards) need to be identified to achieve good connectivity, good functionality and protect character and amenity values. Sub-zones are needed to ensure that building height and density are reduced in a graduated manner moving out from the central area to high density residential areas and then lower density residential areas. Policies/rules are also needed to avoid pepper-potting multi-storied buildings in diverse locations in random fashion.	Amend PDP zoning, at present, does not focus on greenfield sites that are more appropriate for future growth, taking into account potential for infrastructure, connectivity, traffic, and other issues [inferred].		Accept	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
S427.031	Kapiro Residents Association	General / Miscellaneous	Support in part	The area around Waipapa Landing and Cherry Park house grounds should be recognised for its history, ecological, riparian and coastal values, and as an area for peaceful enjoyment of the natural environment.	Amend to rezone the grounds around Cherry Park house to Natural Open Space Zone.		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
S427.004	Kapiro Residents Association	General / Miscellaneous	Support in part	The area between Waipapa and the golf course has the potential to provide connectivity between SH10 and the CBD, and between SH10 and Waipapa Road, and safe connectivity between the new FNDC Sports Hub on SH10 and local schools. Integrated planning is generally easier on a greenfield site. Importantly, growth in this area would eventually provide a relatively compact footprint for Kerikeri/Waipapa. No other site offers this advantage. The current lack of infrastructure could be addressed by requiring the developer to provide roading, water supply, on-site wastewater system and other needs.	Amend zoning of the Brownlie property (land between Waipapa and KK golf course) for future development (primarily as a mix of residential, mixed use and natural open space zones).		Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
FS29.2	Trent Simpkin		Support	I agree fully with this submission point and support this land being rezoned as suggested. Kerikeri needs areas to grow and this is the most common sense, obvious place for large future growth, and should include a new roadway connecting Kerikeri town and Waipapa.	Allow		Reject	Section 5.3.1 Kiwi Fresh Orange Company S554
S338.005	Our Kerikeri Community Charitable Trust	General / Miscellaneous	Not Stated	Land to the north of Landing Road and the southern part of Kerikeri Road are not suitable as future growth areas. They would create disjointed patches of urban area spread out over a wide area. Growth along the north and south sides of the Inlet would considerably alter the coastal and natural character of the Inlet. Growth within the traffic catchment area north of Landing Road	Amend zoning to reflect that areas of land to the north of Landing Road and the southern part of Kerikeri Road are not suitable as future growth areas [inferred].		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				is unsuitable because it will exacerbate significant traffic issues on Landing Road. The Kerikeri-Waipapa Structure Plan recognised the high ecological values of the land on the north and south sides of the Inlet, and identified these two areas as 'Enhanced environmental habitat and protection area' on the Structure Plan map.				
FS172.181	Audrey Campbell-Frear		Oppose	For the reasons set out in my primary submission to rezone Kerikeri fringe to commercial.	Disallow		Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS350.038	Puketona Lodge Ltd		Oppose	<p>The reasons given in the primary submission of the submitter to rezone Kerikeri fringe to commercial.</p> <p>Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.</p>	Disallow	Disallow the original submission.	Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS441.033	Adrian and Sue Knight		Oppose	For the reasons set out in my primary submission to rezone Kerikeri fringe to commercial	Disallow	Amend	Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS277.81	Jenny Collison		Support	I agree	Allow		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS570.946	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS566.960	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS569.982	Vision Kerikeri 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
S359.013	Northland Regional Council	General / Miscellaneous	Support in part	<p>Understand a constraints mapping approach has been undertaken to provide underlying guidance as to which are the most appropriate zonings across the district, by excluding those areas where more intensive development and subdivision should be restricted due to constraints such as highly versatile soils, flood and coastal hazards, ONLs and ONFs, historic/cultural heritage sites and areas.</p> <p>The proposed maps appear to rezone a number of areas to provide greater development intensity in areas at risk from natural hazards or that are unserviced (e.g. lack three waters infrastructure). Do not support further intensification in flood plains given storm/flood events are predicted to intensify with climate change.</p> <p>Enabling further development in areas prone to flooding is at odds with direction in the RPS Policy 7.1.2 and Method 7.1.7</p> <p>It appears that some areas with</p>	Amend the planning maps to ensure that areas prone to natural hazards are not zoned for intensification.		Accept	Section 5.2.16 Other Submissions

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				potential flood hazards allow for intensive development. Applying a hazard overlay does not fully address this issue as the underlying zoning can create a development expectation. This is of particular concern for industrial zones with the potential for hazardous chemical storage, but is also relevant to sensitive activities such as residential development, education facilities, visitor accommodation etc.				
FS25.079	Kiwi Fresh Orange Company Limited		Support	Greenfield development is a more appropriate and more cost-effective way of meeting housing demands. Retrofitting networks to service infill development can be problematic and costly, particularly where existing development has already established infrastructure.	Allow	Allow original submission to the extent that hazard prone areas are correctly identified and mapped and that there are appropriate consent triggers that enable more detailed assessment in appropriate circumstances.	Reject	Section 5.2.16 Other Submissions
FS25.136	Kiwi Fresh Orange Company Limited		Support	Supports the intention of managing zoning to avoid natural hazard risks, subject to appropriate identification of areas at risk and consideration of whether risk can be appropriately managed in other ways.	Allow	Allow the original submission, subject to appropriate wording.	Reject	Section 5.2.16 Other Submissions
FS325.053	Turnstone Trust Limited		Support	TT further submits that greenfield development is a more appropriate and more cost-effective way of meeting housing demands. Retrofitting networks to service infill development can be problematic and costly, particularly where existing development has already established infrastructure.	Allow	Allow the original submission.	Reject	Section 5.2.16 Other Submissions
FS325.081	Turnstone Trust Limited		Support	TT supports the intention of managing zoning to avoid natural hazard risks, subject to appropriate identification of areas at risk and consideration of	Allow	Allow the original submission, subject to appropriate wording and mapping.	Reject	Section 5.2.16 Other Submissions

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				whether risk can be appropriately managed in other ways.				
FS243.208	Kainga Ora Homes and Communities		Oppose	Kāinga Ora original submission sought that further investigation is carried out into flood risk particularly given the significant flooding extent experienced in parts of the district. This review should address the depth of flood waters, velocity, timing of flooding to identify locations of high risk and low risk and amend zoning in those locations accordingly. Where the natural hazard review indicates high risk, then the NRC submission point is agreed with. However, until that time, intensification should be enabled in key locations.	Disallow	Amend the planning maps to ensure that areas prone to natural hazards are not zoned for intensification.	Accept	Section 5.2.16 Other Submissions
FS570.1049	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Accept	Section 5.2.16 Other Submissions
FS346.474	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS and Part 2 of the RMA and the NPS IB. Forest & Bird supports the full submission other than where the relief sought would conflict with that sought in Forest & Birds submission	Allow	Allow the original submission	Accept	Section 5.2.16 Other Submissions
FS566.1063	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept	Section 5.2.16 Other Submissions
FS569.1085	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept	Section 5.2.16 Other Submissions
S522.005	Vision Kerikeri (Vision for	General / Miscellaneous	Support in part	Land to the north of Landing Road and the southern part of Kerikeri Rd are not suitable as future growth areas. They	Amend zoning to reflect areas of land to the north of Landing Road and the southern part		Accept in part	Section 5.2.7 Kapiro Conservation Trust

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
	Kerikeri and Environs, VKK)			would create disjointed patches of urban area spread out over a wide area. Growth along the north and south sides of the Inlet would considerably alter the coastal and natural character of the Inlet. Growth within the traffic catchment area north of Landing Road is unsuitable because it will exacerbate significant traffic issues on Landing Road. The Kerikeri-Waipapa Structure Plan recognised the high ecological values of the land on the north and south sides of the Inlet, and identified these two areas as 'Enhanced environmental habitat and protection area' on the Structure Plan map.	of Kerikeri Rd as not suitable as future growth areas [inferred].			(S449.002 & S449.005)
FS550.016	Lloyd Anderson		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.				
FS333.001	Maree Hart		Support	<p>The submitter supports relief sought to prevent fragmentation or loss of productive land, to avoid urban/residential sprawl in rural areas and protect amenity values.</p> <p>Residential development at Lot 1001 DP 532487 and the surrounding rural area would be inappropriate for many reasons. It would be contrary to the NPS-UD in enabling urban sprawl and not protecting rural land. Government reports have found that the creation of lifestyle blocks and residential development on productive land should be avoided as it leads to permanent loss of productive capability. Residential development on Lot 1001 would also create reverse sensitivity effects on lawfully established activities in the area.</p> <p>Lot 1001 is one of the few remaining large blocks of Class 2 soil in the district which is a strictly finite resource. Keeping good land for agricultural production is essential for providing food, local jobs and economic well-being. FNDC submission to MPI recognised that large areas of horticultural land in Kerikeri have been converted to residential and therefore it</p>	Allow	Amend zoning of Lot 1001 DP 532487 to Horticulture zone or Rural Production zone; Amend Rural Production, Horticulture and Rural Lifestyle zone provisions to prevent urban sprawl, and protect productive soil, rural character and amenity values; Amend the District Plan to strengthen provisions for assessing and preventing cumulative and long-term adverse effects on productive areas, rural areas, areas visible from public land, ecological values and freshwater.	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>is vital to protect the remaining rural land that is highly productive.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site. There are alternative sites in the area which could provide a compact urban footprint and improve connectivity with central Kerikeri. Lot 1001 is also adjacent to a large irrigation pipeline which is a valuable economic asset for the area.</p> <p>Residential development in the traffic catchment north of Landing Road will generate cumulative adverse effects. The surrounding rural environment lacks the appropriate infrastructure, school capacity and existing safety and traffic issues on Landing Road such as a one lane bridge. There would also be effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				
FS62.003	Kapiro Conservation Trust 1		Support	<p>it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons -</p> <ul style="list-style-type: none"> <input type="checkbox"/> National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns, such as Kerikeri, and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. 	Allow	allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>□□Lot 1001 DP 532487 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>□□Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>□□FNDC has recognised that: 'Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive' (FNDC (2019) submission to MPI on productive land).</p> <p>□□Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>□□The farmland at Lot 1001 DP 532487 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>□□Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>□□In legal terms, there is no 'functional need' to build residential development</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p><input type="checkbox"/><input type="checkbox"/>Residential development of Lot 1001 farmland would create reverse sensitivity effects on neighbouring properties and lawfully established activities.</p> <p><input type="checkbox"/><input type="checkbox"/>Residential/urban development in this location would generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; one-lane bridge in Landing Road; large volumes of traffic; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				
FS566.1744	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS549.016	Vanessa Anderson		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development</p>				

Proposed Far North District Plan – s42A Report Table

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				<p>on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri. Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.</p>				
FS443.016	Peter O'Neil Donnellon		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>would provide a compact urban footprint and would actually improve connectivity with central Kerikeri. Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.</p>				
FS390.016	Tracey Schubert		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				sensitivity effects on lawfully established activities and neighbouring producers. Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.				
FS353.016	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road</p>				

Proposed Far North District Plan – s42A Report Table

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				will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.				
FS352.016	Kathryn Panckhurst		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>productive land). Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-</p>				

Proposed Far North District Plan – s42A Report Table

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				lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.				
FS342.016	Chris Baker		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				

Proposed Far North District Plan – s42A Report Table

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FS338.016	Pearl Mahoney		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries,</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

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				<p>so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				
FS337.016	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons -	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust

Proposed Far North District Plan – s42A Report Table

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				<p>National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p>				(S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

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				<p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				
FS336.016	Roger Holman		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri.</p> <p>Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers.</p> <p>Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.</p>				
FS335.016	Craig and Mary Sawers		Support	<p>It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.</p> <p>Lot 1001 has a large area of good</p>	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.</p> <p>Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				residential development. e.g. S522.004 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri. Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers. Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.				
FS334.016	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons - National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural	Allow	allow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.</p> <p>FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI on productive land).</p> <p>Government reports and studies have concluded that the creation of lifestyle blocks and residential development on productive land should be avoided because it fragments rural areas and leads to the permanent loss of productive capability.</p> <p>Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site.</p> <p>Lot 1001 lies adjacent to a large irrigation pipeline (underground network) that serves productive land on Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area.</p> <p>In legal terms, there is no 'functional need' to build residential development on this particular site. There are alternative sites more appropriate for residential development. e.g. S522.004</p> <p>Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve</p>				

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				connectivity with central Kerikeri. Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers. Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.				
S449.006	Kapiro Conservation Trust	General / Miscellaneous	Support in part	Land to the north of Landing Road and the southern part of Kerikeri Rd are not suitable as future growth areas. They would create disjointed patches of urban area spread out over a wide area. Growth along the north and south sides of the Inlet would considerably alter the coastal and natural character of the Inlet. Growth within the traffic catchment area north of Landing Road is unsuitable because it will exacerbate significant traffic issues on Landing Road. The Kerikeri-Waipapa Structure Plan recognised the high ecological values of the land on the north and south sides of the Inlet, and identified these two areas as 'Enhanced environmental habitat and protection area' on the Structure Plan map.	Amend zoning to recognise that areas of land to the north of Landing Road and Inlet area southeast of Kerikeri are not suitable as future growth areas [inferred].		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS445.002	Neil Construction Limited		Oppose	The land is ideally suited to rural residential development, given its location, ability to provide for its own supporting infrastructure, and absence of significant natural features or	Disallow	disallow original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				landscapes that may otherwise be undermined by development. The proximity of existing rural residential development means that use of the land for primary production may be constrained by reverse sensitivity effects.				
FS569.1805	Vision Kerikeri 2		Support		Allow		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS570.1822	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
S427.003	Kapiro Residents Association	General / Miscellaneous	Support in part	Proximity to the CBD is a key issue. Ideally [this area] should provide several green corridor walkways and cycleways (e.g. on the margins of the intermittent stream) to create links between the CBD, Kerikeri River margin and westwards to Fairway Drive. Adjacent to the river reserve there should include a large green public space with native trees, restful areas, and cafés and restaurant facilities (low impact facilities). This area should be designed in a sensitive manner to be in keeping with the conservation areas around the river, particularly the natural character and high ecological values of the river margins, large areas of native trees/vegetation and wildlife in the vicinity, and the historical and cultural areas downstream.	Amend zone of area currently owned by the Bing family (next to the CBD) as a combination of Mixed Use and Residential zones, with a lower height limit than the CBD, such as 7m or two stories.		Accept in part	Section 5.2.3 Turnstone Trust (S449.001)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS243.226	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	Ideally [this area] should provide several green corridor walkways and cycleways (e.g. on the margins of the intermittent stream) to create links between the CBD, Kerikeri River margin	Accept	Section 5.2.3 Turnstone Trust (S449.001)
FS277.76	Jenny Collison		Support	I strongly agree	Allow		Accept in part	Section 5.2.3 Turnstone Trust (S449.001)
S522.031	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	General / Miscellaneous	Support in part	Within close distance to Kerikeri township, there are limited opportunities to develop greenfield land for future growth. We consider that the PDP zoning, at present, does not focus on greenfield sites that are more appropriate for future growth, taking into account potential for infrastructure, connectivity, traffic, and other issues.	Amend the zones to consider a focus on greenfield sites that are more appropriate for future growth, taking into account potential for infrastructure, connectivity, traffic, and other issues.		Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS243.227	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Disallow in part	Within close distance to Kerikeri township, there are limited opportunities	Accept	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS277.85	Jenny Collison		Support	I agree	Allow		Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS566.1770	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
S338.048	Our Kerikeri Community Charitable Trust	General / Miscellaneous	Not Stated	Within close distance to Kerikeri township, there are limited opportunities to develop greenfield land for future growth. We consider that the PDP zoning, at present, does not focus on greenfield sites that are more appropriate for future growth, taking into account potential for infrastructure, connectivity, traffic, and other issues.	Amend the zones to consider a focus on greenfield sites that are more appropriate for future growth, taking into account potential for infrastructure, connectivity, traffic, and other issues.		Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS243.238	Kainga Ora Homes and Communities		Oppose	Kāinga Ora is interested in the proposed change from General Residential to a range of urban zones. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while enabling greater density of residential and employment as appropriate to future growth and stream-side amenity, access and environmental quality.	Disallow in part	Amend the General Residential	Accept	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS277.83	Jenny Collison		Support	I agree	Allow		Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS570.986	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS566.1000	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS569.1022	Vision Kerikeri 2		Support		Allow	Allow the original submission	Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
S427.005	Kapiro Residents Association	General / Miscellaneous	Support in part	Growth to the north of Landing Road or on the south side of the Inlet would create disjointed patches of urban area spread out over a wide area. Growth along the north and south sides of the Inlet would considerably alter the coastal and natural character of the Inlet. Growth within the traffic catchment area north of Landing Road is unsuitable because it will exacerbate significant traffic issues on Landing Road. The Kerikeri-Waipapa Structure Plan recognised the high ecological values of the land on the north and south sides of the Inlet, and identified these two areas as 'Enhanced environmental habitat and protection area' on the Structure Plan map.	Amend to reflect areas of land to the north of Landing Road and Inlet area southeast of Kerikeri as not suitable as future growth areas [inferred].		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS277.77	Jenny Collison		Support	I agree	Allow		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
S338.004	Our Kerikeri Community Charitable Trust	General / Miscellaneous	Not Stated	We support the zone changes on Kerikeri Road as this is accessible to some existing infrastructure needs for new dwellings. However, roading infrastructure is not fit for purpose and needs to be upgraded to cope with the increased traffic demands. This may be	Retain proposed zoning changes on Kerikeri Road to State Highway 10, with further consideration of upgrading roading infrastructure to cope with increased traffic.		Accept	Section 5.2.11 Retain Submissions

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				an upgrade to Kerikeri Road itself, or perhaps a new road to provide alternatives to travel out on to the State Highway. We do not however generally advocate for the construction of unnecessary roads that are created just for congestion/traffic alone, as this general induces demand for vehicle travel.				
FS277.80	Jenny Collison		Support	I strongly agree	Allow		Accept	Section 5.2.11 Retain Submissions
FS570.945	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept	Section 5.2.11 Retain Submissions
FS566.959	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept	Section 5.2.11 Retain Submissions
FS569.981	Vision Kerikeri 2		Support		Allow	Allow the original submission	Accept	Section 5.2.11 Retain Submissions
S529.002	Carbon Neutral NZ Trust	General / Miscellaneous	Support in part	Within close distance to Kerikeri township, there are limited opportunities to develop greenfield land for future growth. We consider that the PDP zoning, at present, does not focus on greenfield sites that are more appropriate for future growth, taking into account potential for infrastructure, connectivity, traffic, and other issues.	Amend the zones to consider a focus on greenfield sites that are more appropriate for future growth, taking into account potential for infrastructure, connectivity, traffic, and other issues.		Reject	Section 5.2.11 Retain Submissions
FS570.1892	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Reject	Section 5.2.11 Retain Submissions
FS566.1906	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Reject	Section 5.2.11 Retain Submissions

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS569.1928	Vision Kerikeri 2		Support		Allow	Allow the original submission	Reject	Section 5.2.11 Retain Submissions
S529.005	Carbon Neutral NZ Trust	General / Miscellaneous	Support in part	Land to the north of Landing Road and the southern part of Kerikeri Rd are not suitable as future growth areas. They would create disjointed patches of urban area spread out over a wide area. Growth along the north and south sides of the Inlet would considerably alter the coastal and natural character of the Inlet. Growth within the traffic catchment area north of Landing Road is unsuitable because it will exacerbate significant traffic issues on Landing Road. The Kerikeri-Waipapa Structure Plan recognised the high ecological values of the land on the north and south sides of the Inlet, and identified these two areas as 'Enhanced environmental habitat and protection area' on the Structure Plan map.	Amend zoning to reflect areas of land to the north of Landing Road and the southern part of Kerikeri Rd as not suitable as future growth areas [inferred].		Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS570.1895	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS566.1909	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS569.1931	Vision Kerikeri 2		Support		Allow	Allow the original submission	Accept in part	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
S449.002	Kapiro Conservation Trust	General / Miscellaneous	Support in part	We support intensification of the urban area. However, intensification needs to be carefully planned, with good design principles, appropriate infrastructure and adequate green open spaces for the community. Sub-zones or precincts (or whatever terms are now required by the National Planning Standards) need to be identified to achieve good connectivity, good functionality and protect character and amenity values. Sub-zones are needed to ensure that building height and density are reduced in a graduated manner moving out from the central area to high density residential areas and then lower density residential areas. Policies/rules are also needed to avoid pepper-potting multi-storied buildings in diverse locations in random fashion. Within close distance to Kerikeri township, there are limited opportunities to develop greenfield land for future growth. We consider that the PDP zoning, at present, does not focus on greenfield sites that are more appropriate for future growth, taking into account potential for infrastructure, connectivity, traffic, and other issues.	Amend the zones to consider a focus on greenfield sites that are more appropriate for future growth, taking into account potential for infrastructure, connectivity, traffic, and other issues.		Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS569.1801	Vision Kerikeri 2		Support		Allow		Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)
FS570.1818	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow		Reject	Section 5.2.7 Kapiro Conservation Trust (S449.002 & S449.005)

Proposed Far North District Plan – s42A Report Table
