

## FURTHER SUBMISSION ON PROPOSED DISTRICT PLAN FAR NORTH DISTRICT PLAN

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**To:** Far North District Council  
Private Bag 752  
Kaikohe 0440

**Name of Further Submitter:** Neil Construction Limited

This is a further submission in support of, or opposition to, submissions received in respect of the Proposed Far North District Plan.

The Further Submitter supports submission S284.004 (Trent Simpkin), and opposes submissions S359.028 (Northland Regional Council), S449.006 (Kapiro Conservation Trust), S145.001 (Fiona Clarke), S144.001 (Terry Clarke), S88.001 (Dianne Margret Pope), S89.001 (Ian Harold Pope), 162.001 (Denyse Pope), S83.001 (Christopher Baker), S68.001 (Deidre Putt), S76.001 (Jeffrey Putt), S564.001 (Jeff Christensen), S558.001 (John Neison), S426.001 (Kapiro Residents Association), and S181.001 (Craig & Mary Sawers).

The Further Submitter has an interest in the proposal that is greater than the interest the general public has, as the Further Submitter is an owner of land within the district that is proposed to be rezoned to Rural Lifestyle Zone under the Proposed Far North District Plan, and that land would be impacted by the relief sought in the noted submissions.

The Further Submitter supports or opposes the submissions identified in **Attachment A.**, for the reasons outlined in that attachment.

The Further Submitter seeks that the identified submission point of Trent Simpkin be allowed, and that the identified submission points of Northland Regional Council, Kapiro Conservation Trust, Fiona Clarke, Terry Clarke, Dianne Margret Pope, Ian Harold Pope, Denyse Pope, Christopher Baker, Deidre Putt, Jeffrey Putt, Jeff Christensen, John Neison, Kapiro Residents Association, and Craig & Mary Sawers be disallowed.

The Further Submitter wishes to be heard in support of its further submission.



Philip Brown

**Campbell Brown Planning Limited**

For and on behalf of Neil Construction Limited as its duly authorised agent.

4 September 2023

**Address for service of Further Submitter:**

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## ATTACHMENT A – SUBMISSIONS THAT ARE SUPPORTED OR OPPOSED BY NEIL CONSTRUCTION LIMITED

Sub#/Point	Submitter Name	Address for Service	Summary of Decision Requested	NCL Position	Part supported/opposed	Reasons	Decision sought
S284.004	Trent Simpkin	<a href="mailto:trent@arcline.co.nz">trent@arcline.co.nz</a>	Blue Penguin Drive, Fernbird Grove, and the land between there and Redcliffs Road should be Rural Residential Zone.	Support	Request to rezone the land to Rural Residential Zone.	The land in this location has already been subject to substantial rural residential subdivision and development in accordance with resource consents and planning frameworks. The rezoning to Rural Residential Zone will use the land and significant infrastructure investment more efficiently, and support increased housing supply in Kerikeri.	Allow  <b>FS445.001</b>
S449.006	Kapiro Conservation Trust	<a href="mailto:Kapiroconservationtrust@gmail.com">Kapiroconservationtrust@gmail.com</a>	That the land north of Landing Road is inappropriate for future growth creating disjointed patches of urban areas spread out over a wide area, whilst altering the coastal and natural character of the inlet.	Oppose	Assertion that the land is inappropriate for future growth.	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 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.	Disallow  <b>FS445.002</b>
S359.028	Northland Regional Council	<a href="mailto:ingridk@nrc.govt.nz">ingridk@nrc.govt.nz</a>	Recognise the use of the Horticulture Zone as a valuable means of protecting highly productive land. For areas outside this zone, apply Rural Production or General Rural Zoning to large tracts of highly productive land.	Oppose	Request that land containing versatile soils, located outside the Horticulture Zone, be rezoned as Rural Production Zone or General Rural Zone.	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply.	Disallow  <b>FS445.003</b>
S145.001	Fiona Clarke	<a href="mailto:Ficlarke46@bigpond.com">Ficlarke46@bigpond.com</a>	Rezone Lot 1001 DP 532487 (Tubbs Farm) from Rural Lifestyle Zone to Horticulture Zone or Rural Production Zone due to the Highly Productive Land.	Oppose	Request to rezone the land to Horticulture Zone or Rural Production Zone.	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply.	Disallow  <b>FS445.004</b>
S144.001	Terry Clarke	<a href="mailto:Terry65@bigpond.com">Terry65@bigpond.com</a>	Rezone Lot 1001 DP 532487 (Tubbs Farm) from Rural Lifestyle Zone to Horticulture Zone or Rural Production Zone due to the Highly Productive Land.	Oppose	Request to rezone the land to Horticulture Zone or Rural Production Zone.	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply.	Disallow  <b>FS445.005</b>
S88.001	Dianne Margret Pope	<a href="mailto:diannempope@gmail.com">diannempope@gmail.com</a>	Rezone Lot 1001 DP 532487 (Tubbs Farm) from Rural Lifestyle Zone to Horticulture Zone or Rural Production Zone due to the Highly Productive Land.	Oppose	Request to rezone the land to Horticulture Zone or Rural Production Zone.	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply.	Disallow  <b>FS445.006</b>
S89.001	Ian Harold Pope	<a href="mailto:ianpope49@gmail.com">ianpope49@gmail.com</a>	Rezone Lot 1001 DP 532487 (Tubbs Farm) from Rural Lifestyle Zone to Horticulture Zone or Rural Production Zone due to the Highly Productive Land.	Oppose	Request to rezone the land to Horticulture Zone or Rural Production Zone.	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It	Disallow  <b>FS445.007</b>

						should be used efficiently to provide much-needed housing supply.	
162.001	Denyse Pope	<a href="mailto:Denyse_pope@hotmail.com">Denyse_pope@hotmail.com</a>	Rezoning Lot 1001 DP 532487 (Tubbs Farm) from Rural Lifestyle Zone to Horticulture Zone or Rural Production Zone due to the Highly Productive Land.	Oppose	Request to rezone the land to Horticulture Zone or Rural Production Zone.	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply.	Disallow  FS445.008
S83.001	Christopher Baker	<a href="mailto:christophermatthewbaker@hotmail.com">christophermatthewbaker@hotmail.com</a>	Rezoning Lot 1001 DP 532487 (Tubbs Farm) from Rural Lifestyle Zone to Horticulture Zone or Rural Production Zone due to the Highly Productive Land.	Oppose	Request to rezone the land to Horticulture Zone or Rural Production Zone.	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply.	Disallow  FS445.009
S68.001	Deidre Putt	<a href="mailto:Deidre.putt@merck.com">Deidre.putt@merck.com</a>	Rezoning Lot 1001 DP 532487 (Tubbs Farm) from Rural Lifestyle Zone to Horticulture Zone or Rural Production Zone due to the Highly Productive Land.	Oppose	Request to rezone the land to Horticulture Zone or Rural Production Zone.	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply.	Disallow  FS445.010
S76.001	Jeffrey Putt	<a href="mailto:Jezza35@hotmail.com">Jezza35@hotmail.com</a>	Rezoning Lot 1001 DP 532487 (Tubbs Farm) from Rural Lifestyle Zone to Horticulture Zone or Rural Production Zone due to the Highly Productive Land.	Oppose	Request to rezone the land to Horticulture Zone or Rural Production Zone.	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply.	Disallow  FS445.011
S564.001*	Jeff Christensen	<a href="mailto:ichristrm@gmail.com">ichristrm@gmail.com</a>	Rezoning Lot 1001 DP 532487 (Tubbs Farm) from Rural Lifestyle Zone to Horticulture Zone or Rural Production Zone due to the Highly Productive Land.	Oppose	Request to rezone the land to Horticulture Zone or Rural Production Zone.	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply.	Disallow  FS445.012
S558.001*	John Neison	58 Rangitane Loop Road, Kerikeri, Northland 0294	Rezoning Lot 1001 DP 532487 (Tubbs Farm) from Rural Lifestyle Zone to Horticulture Zone or Rural Production Zone due to the Highly Productive Land.	Oppose	Request to rezone the land to Horticulture Zone or Rural Production Zone.	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply.	Disallow  FS445.013
S426.001	Kapiro Residents Association	<a href="mailto:kapiroresidents@protonmail.com">kapiroresidents@protonmail.com</a>	Rezoning Lot 1001 DP 532487 (Tubbs Farm) from Rural Lifestyle Zone to Horticulture Zone or Rural Production Zone due to the Highly Productive Land.	Oppose	Request to rezone the land to Horticulture Zone or Rural Production Zone.	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply.	Disallow  FS445.014
S181.001	Craig & Mary Sawers	<a href="mailto:craigsawers@hotmail.com">craigsawers@hotmail.com</a>	Rezoning Lot 1001 DP 532487 (Tubbs Farm) from Rural Lifestyle Zone to Horticulture Zone or Rural Production Zone due to the Highly Productive Land.	Oppose	Request to rezone the land to Horticulture Zone or Rural Production Zone.	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply.	Disallow  FS445.015

\*Late submission