

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| S554.003 | Kiwi Fresh Orange Company Limited | General / Process | Oppose | <p>This is a fundamental flaw within the options assessment to provide for future urban growth over the 10-year life cycle of the pFNDP. The s32 report has inadequately considered all viable options and therefore the assessment is skewed in relation to determination of the most appropriate way to achieve the purpose of the Act. Residential Growth within the pFNDP is provided solely through infill development and increasing the intensity of the development within the existing Residential zone and Rural Residential zone while allowing for residential activities within the Mixed-Use zone. This is a less efficient and more uncertain way to provide for growth. Infill development can be less feasible and occurs in a more ad hoc way and at lesser scale meaning that comprehensive outcomes in relation to infrastructure upgrades, new road, parks etc are more difficult to fund and deliver.</p> <p>Relying on rural residential areas to provide for future growth beyond the current foreseeable plan period is inefficient and likely to generate greater adverse environmental effects with respect to reverse sensitivity, the provision of infrastructure and urban amenities such as parks and cycleways. Because of the value of rural lifestyle land, it is likely to more costly to develop this land. Costly land development does not contribute to achieving an improvement in housing affordability.</p> | Amend FNDC Urban Section 32 Report to include a fourth option to zone rural land to urban where it can be shown that servicing can be provided in the future. | | Accept in part |
| FS29.39 | Trent Simpkin | | Support | I agree with zoning rural land to urban where it can be shown that servicing can be provided in the future. This allows for the district to grow and developments to happen which improves our district further, rather than choking growth. | Allow | | Accept in part |
| FS172.340 | Audrey Campbell-Frear | | Support | For the reasons stated in this primary submission. | Allow | | Accept in part |
| FS36.093 | 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 | Disallow | Disallow the original submission until appropriate analysis and information has been provided for the proposed | Accept in part |

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| | | | | 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. | | rezonings (inferred). | |
| FS32.006 | 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. | Accept in part |
| FS389.008 | Smartlife Trust | | Oppose | All of submission S544 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 in part |
| FS389.009 | 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 in part |
| 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 | Amend zoning of areas in Waipapa when the necessary three waters infrastructure is in place (inferred). | | Accept in part |

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| | | | | 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. | | | |
| FS151.337 | Ngāi Tukairangi No.2 Trust | | Support | | Allow | | Accept in part |
| 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 |
| 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 | Disallow | disallow the original submission | Accept in part |

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| | | | | the long-term development and growth with the part of the district | | | |
| 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 |
| 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. <ul style="list-style-type: none"> • 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. • 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 | Accept in part |
| 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 | Disallow | disallow the original submission | Accept in part |

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| | | | | 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. | | | |
| 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 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 | Accept in part |
| 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 |
| 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 | Accept in part |
| 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 | Accept in part |

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| | | | | | | consistent with our original submission | |
| 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 |
| 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 |
| 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 |
| FS36.003 | Waka Kotahi NZ Transport Agency | | Oppose | Opposes widespread development of land until an Integrated Transport Assessment has been undertaken to ensure the effects of the effectiveness, efficiency and safety of the land transport system will be assessed and avoided remedied or mitigated. | Disallow | Disallow the original submission until further information can be obtained as to the potential effects and mitigation measures on the transport system. | Accept in part |
| 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 |
| 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 | Accept in part |
| S499.002 | Turnstone Trust | General / Process | Support in part | The Proposed Plan uses only three main business zones - Heavy Industrial, Light Industrial and Mixed Use. The range of zones is limited and in terms of commercial land | Insert a broader suite of zones, if necessary, to secure business land requirements for the Kerikeri-Waipapa area such as a Town Centre zoning. | | Accept in part |

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| | | | | uses the Mixed Use zone is a blunt tool. There is no Local Centre or Town Centre zoning. | | | |
| FS243.007 | Kainga Ora Homes and Communities | | Support | Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental, and cultural wellbeing. Kāinga Ora supports provisions that align development with the provision of adequate climate-resilient services and infrastructure and that enable varied, higher density housing around existing towns. | Allow | Insert a broader suite of zones, if necessary, to secure business land requirements for the Kerikeri-Waipapa area such as a Town Centre zoning | Accept in part |
| FS47.008 | 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 in part |
| FS406.001 | McDonald's Restaurants (NZ) Limited | | Support | McDonald's supports the use of a broader suite of zones for commercial land uses | Allow | allow the original submission | Accept in part |
| FS569.032 | 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 in part |
| S554.048 | Kiwi Fresh Orange Company Limited | General / Plan Content / Miscellaneous | Support | 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. 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. The location of the Precinct provides a significant | 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 |

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| | | | | <p>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-functioning urban environment.</p> <p>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</p> | | | |
| FS45.5 | Tristan Simpkin | | Support | <p>Fully support.</p> <p>Kerikeri & Waipapa need this greenfields development area to provide long term expansion capacity for the town.</p> | Allow | | Reject |
| FS36.094 | Waka Kotahi NZ Transport Agency | | Oppose | <p>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.</p> | Disallow | <p>Disallow the original submission until appropriate analysis and information has been provided for the proposed rezonings (inferred).</p> | Accept |
| FS32.051 | 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 Dive and Waipapa Road and how these might link to State Highway 10. For example, it</p> | Allow | <p>Allow the original submission subject to consideration of traffic movements, flood mitigation measures and amending the zoning as depicted in the</p> | Reject |

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| | | | | <p>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> | | 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 effects should this Structure Plan be allowed to proceed.</p> | Disallow | disallow the original submission | Accept |
| 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 |
| S475.002 | Robert Keith Beale | General / Plan Content / Miscellaneous | Oppose | <p>The Mixed Use Zone (MUZ) is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <ul style="list-style-type: none"> - MUZ does not give effect to Objective 1 and Policy 1 of the NPS-UD - Section 32 Evaluation - Urban Environments is incomplete and flawed (refer to submission for specific reasoning) - PDP does not provide strategic direction or policy support for the suite of urban zones proposed - MUZ provisions do not sufficiently enable a range of commercial activities. | Amend PDP by reviewing 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, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities. | | Accept in part |

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| FS172.1 | Audrey Campbell-Frear | | Support | The reasons stated in this primary submission and my primary submission. | Allow | | Accept in part |
| FS350.009 | 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 |
| FS441.009 | Adrian and Sue Knight | | Support | Amend PDP by reviewing 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, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities. | Allow | Amend | Accept in part |
| FS403.025 | 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 | Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects | Accept in part |

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| | | | | | | commercial development. | |
| 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 |
| FS172.5 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Accept in part |
| 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 |
| 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 zoning that reflects commercial development. | Allow in part | Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development. | Accept in part |
| S534.003 | Roger Atkinson | General / Plan Content / Miscellaneous | Oppose | The Mixed Use zone is not the most appropriate zone for Kerikeri town centre for the following reasons: 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); b. The Section 32 Evaluation - Urban Environments incomplete and flawed: i. The evaluation does not provide sufficient level of detail | 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 | | Accept in part |

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| | | | | <p>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> | Use zone provisions to provide for an increased range of commercial and community activities. | | |
| FS172.9 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Accept in part |
| FS350.003 | 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 |
| FS441.003 | 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 | Allow | Amend | Accept in part |

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| | | | | 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 | | | |
| FS403.030 | 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 | Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development. | Accept in part |
| S534.004 | Roger Atkinson | General / Plan Content / Miscellaneous | 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>1. 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>1. Rezone 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</p> | Reject | |

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| | | | | | roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1. | | |
| FS172.10 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Reject |
| FS270.4 | C Otway Ltd | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | | Reject |
| FS350.004 | 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 |
| FS441.004 | 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 | Allow | Amend | Reject |

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| | | | | 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; and b. at the Redwoods in accordance with the map in Appendix 1. | | | |
| S535.004 | John and Rose Whitehead | General / Plan Content / Miscellaneous | Oppose | The Mixed Use zone is not the most appropriate zone for Kerikeri town centre for the following reasons: 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); b. The Section 32 Evaluation - Urban Environments incomplete and flawed: 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; ii. The evaluation fails to consider the full range of commercial zoning options and identify reasonably practicable options to achieve objectives; iii. The evaluation fails to evaluate appropriate zone criteria and boundaries; 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. | 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. | | Accept in part |
| FS172.19 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Accept in part |
| FS403.031 | 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 | Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | Hearings Panel Recommendation |
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| | | | | | commercial development. | |
| S535.005 | John and Rose Whitehead | General / Plan Content / Miscellaneous | 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>1. 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>1. Rezone 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> <p>b. at the Redwoods in accordance with the map in Appendix 1.</p> | Reject |
| FS172.20 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | Reject |
| FS270.6 | C Otway Ltd | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | Reject |
| FS36.007 | Waka Kotahi NZ Transport Agency | | Oppose | Submitter is concerned that any proposed rezoning (particularly but not limited to alongside a State Highway) requires an ITA to ensure the effects of the effectiveness, | Disallow in part | Disallow original submission in part until an Integrated Transport Assessment can |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | Hearings Panel Recommendation |
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| | | | | efficiency and safety of the land transport system will be assessed and avoided remedied or mitigated. | | be prepared to understand the wider effects of the proposed rezoning. |
| 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 will hinder the ability to achieve a sustainable and compact urban form.</p> <p>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.</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 If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities. | Accept in part |
| FS172.40 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| 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 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 |
| FS441.024 | Adrian and Sue Knight | | Support | <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 If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities</p> | Allow | Amend | Accept in part |
| FS570.720 | Vision Kerikeri 3 | | Oppose | <p>Oppose to the extent that the submission is inconsistent with our original submissions.</p> | Disallow | Disallow to the extent that the submission is inconsistent with our original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| 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 | Accept in part |
| 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 | Accept in part |
| 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 |
| S252.006 | 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</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 If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities. | Accept in part | |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|--|-----------|----------|--|-------------------------------|--|-------------------------------|
| | | | | <p>hierarchy of centres. This lack of strategic direction will hinder the ability to achieve a sustainable and compact urban form.</p> <p>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.</p> | | | |
| FS172.43 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Accept in part |
| FS25.018 | Kiwi Fresh Orange Company Limited | | Support | Supports the intent of the submission to provide greater flexibility for development in the Kerikeri town centre. Submitter agrees that Kerikeri and Waipapa comprise an urban environment that must give effect to the NPS-UD. | Allow | Allow the original submission, subject to appropriate wording. | Accept in part |
| FS350.032 | 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 |
| FS325.014 | Turnstone Trust Limited | | Support | TT supports the intent of the submission to provide greater flexibility for development in the Kerikeri town | Allow | Allow the original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | centre. TT agrees with the submitter that Kerikeri and Waipapa comprise an urban environment that must give effect to the NPS-UD. | | subject to appropriate drafting. | |
| FS441.027 | 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 |
| FS403.008 | 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 | Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development. | Accept in part |
| FS570.723 | 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 |
| FS566.737 | 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 |
| FS569.759 | 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 | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | | | our original submission | |
| S271.033 | Our Kerikeri Community Charitable Trust | General / Plan Content / Miscellaneous | Not Stated | Only one commercial zone has been picked from the available options (Mixed Use Zone), this provides limited ability to really target this in a meaningful way. Accordingly, in general more targeted zoning in the urban centers is sought. Further it is considered that the development of urban design guidelines and reference to the guidelines in any Commercial Zone would help to clearly direct good urban design outcomes. | Insert additional commercial and mixed use zones and urban design guidelines to better manage the larger urban centers. | | Accept in part |
| FS172.160 | Audrey Campbell-Frear | | Support | For the reasons set out in this primary submission and in my primary submission to review commercial zones. | Allow | | Accept in part |
| FS25.076 | Kiwi Fresh Orange Company Limited | | Support | Supports the proposal to establish different commercial zones to respond to particular issues in particular centres. Subject to appropriate drafting, a more nuanced zone for the Kerikeri town centre may be appropriate. | Allow | Allow the original submission, subject to appropriate wording. | Accept in part |
| FS407.012 | Far North Holdings Limited | | Support | The submission notes the lack of commercial zoning provided through the plan, only being supplied through the Mixed Use Zone. The submission to increase the tools for commercial and mixed use zoning is supported. | Allow | allow the original submission | Accept in part |
| FS325.050 | Turnstone Trust Limited | | Support | TT supports the proposal to establish different commercial zones to respond to particular issues in particular centres. Subject to appropriate drafting, a more nuanced zone for the Kerikeri town centre may be appropriate. | Allow | Allow the original submission subject to appropriate wording. | Accept in part |
| FS403.009 | 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 | Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development. | Accept in part |
| FS570.756 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | allow the original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| FS566.770 | Kapiro Conservation Trust 2 | | Support | | Allow | allow the original submission | Accept in part |
| FS569.792 | Vision Kerikeri 2 | | Support | | Allow | allow the original submission | Accept in part |
| S385.018 | McDonalds Restaurants (NZ) Limited | General / Plan Content / Miscellaneous | Oppose | McDonald's Kerikeri, Kaikohe and Kaitaia have all been zoned Mixed Use. Mixed Use Zone is the only commercial zone within the Proposed Plan suite. As noted in section 2.0, McDonald's considers the limited commercial zoning to be a flaw of the Proposed Plan and seeks that Council review the suite of zoning, in the least, to differentiate between town centres and commercial areas on the peripheries where Light Industrial is not appropriate. This will enable a more targeted approach to ensure that the right activities are located in | Amend suite of commercial zoning. | | Accept in part |
| FS172.161 | Audrey Campbell-Frear | | Support | For the reasons set out in this primary submission and in my primary submission to review commercial zones. | Allow | | Accept in part |
| FS350.022 | Puketona Lodge Ltd | | Support | The reasons given in the original submission and primary submission of the submitter to review commercial zones. McDonald's Kerikeri, Kaikohe and Kaitaia have all been zoned Mixed Use. Mixed Use Zone is the only commercial zone within the Proposed Plan suite. As noted in section 2.0, McDonald's considers the limited commercial zoning to be a flaw of the Proposed Plan and seeks that Council review the suite of zoning, in the least, to differentiate between town centres and commercial areas on the peripheries where Light Industrial is not appropriate. This will enable a more targeted approach to ensure that the right activities are located in. | Allow | Allow the original submission. | Accept in part |
| FS407.013 | Far North Holdings Limited | | Support | The submission is supported on the basis that the Council should be considering a wider use of zones / tools to differentiate between town centres and urban areas in the Far North. This approach is supported to enable differing outcomes in differing locations | Allow | allow the original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| FS542.001 | Foodstuffs North Island Limited | | Support | Foodstuffs supports the use of a broader suite of zones for commercial land uses. | Allow | allow the original submission | Accept in part |
| S524.033 | Vision Kerikeri (Vision for Kerikeri and Environs, VKK) | General / Plan Content / Miscellaneous | Not Stated | Only one commercial zone has been picked from the available options (Mixed Use Zone), this provides limited ability to really target this in a meaningful way. Accordingly, in general more targeted zoning in the urban centers is sought. Further it is considered that the development of urban design guidelines and reference to the guidelines in any Commercial Zone would help to clearly direct good urban design outcomes. | Insert additional commercial and mixed use zones and urban design guidelines to better manage the larger urban centers. | | Accept in part |
| FS172.162 | Audrey Campbell-Frear | | Support | For the reasons set out in this primary submission and in my primary submission to review commercial zones. | Allow | | Accept in part |
| FS542.005 | Foodstuffs North Island Limited | | Support | Foodstuffs supports the use of a broader suite of zones for commercial land uses. | Allow | allow the original submission | Accept in part |
| FS406.006 | McDonald's Restaurants (NZ) Limited | | Support | McDonald's supports the use of a broader suite of zones for commercial land uses. | Allow | allow the original submission | Accept in part |
| FS566.1851 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Accept in part |
| S529.098 | Carbon Neutral NZ Trust | General / Plan Content / Miscellaneous | Not Stated | Only one commercial zone has been picked from the available options (Mixed Use Zone), this provides limited ability to really target this in a meaningful way. Accordingly, in general more targeted zoning in the urban centers is sought. Further it is considered that the development of urban design guidelines and reference to the guidelines in any Commercial Zone would help to clearly direct good urban design outcomes. | Amend to include additional commercial and mixed use zones and urban design guidelines to better manage the larger urban centers. | | Accept in part |
| FS172.163 | Audrey Campbell-Frear | | Support | For the reasons set out in this primary submission and in my primary submission to review commercial zones. | Allow | | Accept in part |
| FS542.006 | Foodstuffs North Island Limited | | Support | Foodstuffs supports the use of a broader suite of zones for commercial land uses. | Allow | allow the original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|--|--|-----------------|--|---|--|-------------------------------|
| FS406.007 | McDonald's Restaurants (NZ) Limited | | Support | McDonald's supports the use of a broader suite of zones for commercial land uses | Allow | allow the original submission | Accept in part |
| FS403.029 | 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 | Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development. | Accept in part |
| FS570.1986 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | Allow the original submission | Accept in part |
| FS566.2000 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Accept in part |
| FS569.2022 | Vision Kerikeri 2 | | Support | | Allow | Allow the original submission | Accept in part |
| S344.002 | Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd | General / Plan Content / Miscellaneous | Not Stated | The PDP does not provide alternative commercial zones. Council has not provided any section 32 evaluation to support the approach to MUZ, nor has it considered all viable zoning options. | Amend the approach to commercial zones and reconsider the most appropriate zoning of the subject site. Insert a clear strategic direction for a compact urban form and establish a centres hierarchy within the Plan. Amend the approach to commercial zones and reconsider the most appropriate zoning for existing centres and villages which accurately reflects existing and planned levels of development specific to those areas. Insert sufficient section 32 evaluation to support the approach to zoning. | | Accept in part |
| FS172.164 | Audrey Campbell-Frear | | Support | For the reasons set out in this primary submission and in my primary submission to review commercial zones. | Allow | | Accept in part |
| FS542.004 | Foodstuffs North Island Limited | | Support | Foodstuffs supports the use of a broader suite of zones for commercial land uses. | Allow | allow the original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|--|--|------------|---|---|---|-------------------------------|
| FS406.005 | McDonald's Restaurants (NZ) Limited | | Support | McDonald's supports the use of a broader suite of zones for commercial land uses. | Allow | allow the original submission | Accept in part |
| FS403.019 | Te Whatu Ora - Nga Tai Ora | | Support | Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments. | Allow | Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments. | Accept in part |
| FS396.023 | Ed and Inge Amsler | | Support | The submission seeks various changes in relation to the urban environment / coastal environment interface as well as specific provisions in the Mixed Use Zone. Additionally, the submission seeks better reflection of business land needs that should be reflected throughout the Plan. | Allow | Allow the original submission | Accept in part |
| S344.027 | Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd | General / Plan Content / Miscellaneous | Not Stated | The PDP utilises MUZ for all existing urban centres, with no alternative commercial zones proposed. The MUZ does not provide for a sufficient range of commercial activities as a permitted activity. | Insert clear strategic direction for a compact urban form and establish a centres hierarchy within the Plan. Amend the approach to commercial zones and reconsider the most appropriate zoning for existing centres and villages which accurately reflects existing and planned levels of development specific to those areas. Insert sufficient section 32 evaluation to support the approach to zoning. Amend and reconsider MUZ and rezone the subject site to an appropriate and enabling commercial zone. | | Accept in part |
| FS172.165 | Audrey Campbell-Frear | | Support | For the reasons set out in this primary submission and in my primary submission to review commercial zones. | Allow | | Accept in part |
| FS403.020 | Te Whatu Ora - Nga Tai Ora | | Support | Te Whatu Ora supports the establishment of a centres hierarchy with identification of | Allow | Te Whatu Ora supports the | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | growth aspirations to establish consolidated, vibrant urban environments. | | establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments. | |
| FS396.048 | Ed and Inge Amsler | | Support | The submission seeks various changes in relation to the urban environment / coastal environment interface as well as specific provisions in the Mixed Use Zone. Additionally, the submission seeks better reflection of business land needs that should be reflected throughout the Plan. | Allow | Allow the original submission | Accept in part |
| S363.037 | Foodstuffs North Island Limited | General / Plan Content / Miscellaneous | Not Stated | A large number of Foodstuffs sites of interest have been zoned MUZ. Being the only commercial zone proposed the MUZ, logically it is intended to provide for a range of business activities and enable supermarket activities. As drafted the MUZ does not provide any form of policy direction with respect to appropriate business activities. | Amend to reconsider the approach to commercial zones and reconsider the most appropriate zoning for existing centres and villages which accurately reflects existing and planned levels of development specific to those areas. Provide sufficient section 32 evaluation to support the approach to zoning | | Accept in part |
| FS172.166 | Audrey Campbell-Frear | | Support | For the reasons set out in this primary submission and in my primary submission to review commercial zones. | Allow | | Accept in part |
| FS350.023 | Puketona Lodge Ltd | | Support | The reasons given in the original submission and primary submission of the submitter to review commercial zones. A large number of Foodstuffs sites of interest have been zoned MUZ. Being the only commercial zone proposed the MUZ, logically it is intended to provide for a range of business activities and enable supermarket activities. As drafted the MUZ does not provide any form of policy direction with respect to appropriate business activities. | Allow | Allow the original submission. | Accept in part |
| FS406.002 | McDonald's Restaurants (NZ) Limited | | Support | McDonald's supports the use of a broader suite of zones for commercial land uses | Allow | allow the original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|--|--|-----------------|---|--|----------------------------------|-------------------------------|
| S188.002 | Puketotara Lodge Ltd | General / Plan Content / Miscellaneous | Oppose | The Mixed Use Zone (MUZ) is not the most appropriate zone for Kerikeri town centre for the following reasons: - MUZ does not give effect to Objective 1 and Policy 1 of the NPS-UD - Section 32 Evaluation - Urban Environments is incomplete and flawed (refer to submission for specific reasoning) - PDP does not provide strategic direction or policy support for the suite of urban zones proposed - MUZ provisions do not sufficiently enable a range of commercial activities. | Amend PDP by reviewing 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, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities. | | Accept in part |
| FS172.414 | Audrey Campbell-Frear | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | | Accept in part |
| FS350.062 | Puketona Lodge Ltd | | Support | The reasons given in the original submission and primary submission of the submitter. The Mixed Use Zone (MUZ) is not the most appropriate zone for Kerikeri town centre for the following reasons: - MUZ does not give effect to Objective 1 and Policy 1 of the NPS-UD - Section 32 Evaluation - Urban Environments is incomplete and flawed (refer to submission for specific reasoning) - PDP does not provide strategic direction or policy support for the suite of urban zones proposed - MUZ provisions do not sufficiently enable a range of commercial activities. | Allow | Allow the original submission. | Accept in part |
| FS441.053 | Adrian and Sue Knight | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | Amend | Accept in part |
| FS403.006 | 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 | Seek provision details as above. | Accept in part |
| 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. The | Insert the Brownlie Structure Plan, along side the Precinct Plan into the Proposed District Plan as per the information provided in the submission | | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | <p>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. 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> <p>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.</p> | | | |
| 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 | Disallow | Disallow the original submission until appropriate analysis and information has | Accept |

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| | | | | <p>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.</p> | | <p>been provided for the proposed rezonings (inferred).</p> | |
| FS32.052 | 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 | <p>Allow the original submission subject to consideration of traffic movements, flood mitigation measures and amending the zoning as depicted in the original submission.</p> | Reject |
| 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</p> | Disallow | <p>disallow original submission</p> | Accept |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | Structure Plan be allowed to proceed | | | |
| 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 future access point through the Further Submitters land | Disallow | Disallow the original submission | Accept |
| S363.001 | Foodstuffs North Island Limited | General / Plan Content / Miscellaneous | Not Stated | The submitter notes that the PDP does not include any form of direction by way of mapping or provisions to set a clear hierarchy of centres. There is no identification of small, medium or large centres. the submitter considers this lack of strategic direction and centres hierarchy to be a significant flaw in the plan that will hinder the ability to achieve a sustainable and compact urban form. | Amend the whole plan to establish a centre hierarchy to set a clear policy direction for the larger urban areas within the District, and amend provisions and zoning as necessary to implement the hierarchy that achieves a compact urban form. | | Accept in part |
| FS370.012 | Bunnings Limited | | Support | Bunnings supports amendments to the strategic direction chapter for the reasons outlined in its original submission. Bunnings have general concern that the Strategic Direction chapter contains objectives for each topic, and not policies. The objectives need policies to demonstrate how they are going to be achieved in the Plan. It is also important at this strategic level of the Proposed Plan, that the policies provide clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction. No clear policy direction to give effect to the proposed objective could lead to an ineffective plan (inferred). | Allow | Allow the original submission. | Accept in part |
| FS403.021 | Te Whatu Ora - Nga Tai Ora | | Support | Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments. | Allow | Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments. | Accept in part |
| FS361.001 | Willowridge Developments Limited | | Support | Willowridge Developments Limited supports the requested amendment sought within this submission point. | Allow | Allow the original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| S446.034 | Kapiro Conservation Trust | District Plan Framework | Not Stated | In general, it is sought that good urban design outcomes are encouraged in the urban centers throughout the District. However, given that only one commercial zone has been picked from the available options (Mixed Use Zone), this provides limited ability to really target this in a meaningful way. Accordingly, in general more targeted zoning in the urban centers is sought. Further it is considered that the development of urban design guidelines and reference to the guidelines in any Commercial Zone would help to clearly direct good urban design outcomes. | Amend to introduce additional commercial and mixed use zones to better manage the larger urban centers (such as Kerikeri) and develop a set of urban design guidelines to be referenced | | Accept in part |
| FS172.158 | Audrey Campbell-Frear | | Support | For the reasons set out in this primary submission and in my primary submission to review commercial zones. | Allow | | Accept in part |
| FS542.007 | Foodstuffs North Island Limited | | Support | Foodstuffs supports the use of a broader suite of zones for commercial land uses. | Allow | allow the original submission | Accept in part |
| FS406.008 | McDonald's Restaurants (NZ) Limited | | Support | McDonald's supports the use of a broader suite of zones for commercial land uses. | Allow | allow the original submission | Accept in part |
| FS403.036 | Te Whatu Ora - Nga Tai Ora | | Support in part | Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments. | Allow in part | Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments. | Accept in part |
| FS569.1793 | Vision Kerikeri 2 | | Support | | Allow | | Accept in part |
| FS570.1793 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | | Accept in part |
| S446.040 | Kapiro Conservation Trust | District Plan Framework | Not Stated | In general, it is sought that good urban design outcomes are encouraged in the urban centers throughout the District. However, given that only one commercial zone has been picked from the available options (Mixed Use Zone), this provides limited ability to really target this in a meaningful way. | Amend to introduce additional commercial and mixed use zones to better manage the larger urban centers (such as Kerikeri) and develop a set of urban design guidelines to be referenced | | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | Accordingly, in general more targeted zoning in the urban centers is sought. Further it is considered that the development of urban design guidelines and reference to the guidelines in any Commercial Zone would help to clearly direct good urban design outcomes. | | | |
| FS172.159 | Audrey Campbell-Frear | | Support | For the reasons set out in this primary submission and in my primary submission to review commercial zones. | Allow | | Accept in part |
| FS111.004 | Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (PHTTCCT) | | Support in part | PHTTCCT agree that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users. | Allow in part | allow in part the original submission | Accept in part |
| FS369.025 | Top Energy | | Support in part | Top Energy agrees that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users. | Allow in part | allow in part the original submission | Accept in part |
| FS403.037 | Te Whatu Ora - Nga Tai Ora | | Support in part | Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments, and Te Whatu Ora agree that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users. | Allow in part | Seek provision details as above. | Accept in part |
| FS569.1799 | Vision Kerikeri 2 | | Support | | Allow | | Accept in part |
| FS570.1799 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | | Accept in part |
| S209.002 | Audrey Campbell-Frear | District Plan Framework | Oppose | <p>The Mixed Use Zone (MUZ) is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <ul style="list-style-type: none"> - MUZ does not give effect to Objective 1 and Policy 1 of the NPS-UD - Section 32 Evaluation - Urban Environments is incomplete and flawed (refer to submission for specific reasoning) - PDP does not provide strategic direction or policy support for the suite of urban zones proposed - MUZ provisions do not sufficiently enable a range of commercial activities. | Amend PDP by reviewing 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, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities. | | Accept in part |

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| FS350.017 | Puketona Lodge Ltd | | Support | <p>The reasons given in the original submission and primary submission of the submitter.</p> <p>The Mixed Use Zone (MUZ) is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <ul style="list-style-type: none"> - MUZ does not give effect to Objective 1 and Policy 1 of the NPS-UD - Section 32 Evaluation - Urban Environments is incomplete and flawed (refer to submission for specific reasoning) - PDP does not provide strategic direction or policy support for the suite of urban zones proposed - MUZ provisions do not sufficiently enable a range of commercial activities. | Allow | Allow the original submission. | Accept in part |
| FS441.017 | Adrian and Sue Knight | | Support | Amend PDP by reviewing 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, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities | Allow | Amend | Accept in part |
| FS403.032 | 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 | Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development. | Accept in part |
| FS566.499 | 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 |
| S209.006 | Audrey Campbell-Frear | District Plan Framework | Oppose | <p>The Mixed Use Zone (MUZ) is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <ul style="list-style-type: none"> - MUZ does not give effect to Objective 1 and Policy 1 of the NPS-UD | Amend PDP by reviewing the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately | | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | <ul style="list-style-type: none"> - Section 32 Evaluation - Urban Environments is incomplete and flawed (refer to submission for specific reasoning) - PDP does not provide strategic direction or policy support for the suite of urban zones proposed - MUZ provisions do not sufficiently enable a range of commercial activities. | reflects commercial development and activities within Kerikeri township, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities. | | |
| FS350.021 | Puketona Lodge Ltd | | Support | <p>The reasons given in the original submission and primary submission of the submitter.</p> <p>The Mixed Use Zone (MUZ) is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <ul style="list-style-type: none"> - MUZ does not give effect to Objective 1 and Policy 1 of the NPS-UD - Section 32 Evaluation - Urban Environments is incomplete and flawed (refer to submission for specific reasoning) - PDP does not provide strategic direction or policy support for the suite of urban zones proposed - MUZ provisions do not sufficiently enable a range of commercial activities. | Allow | Allow the original submission. | Accept in part |
| FS441.021 | Adrian and Sue Knight | | Support | <p>Amend PDP by reviewing 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, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.</p> | Allow | Amend | Accept in part |
| FS566.503 | 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 |
| S516.078 | Ngā Tai Ora - Public Health Northland | Relationships between spatial layers | Not Stated | The PDP utilises a Mixed Use Zone (MUZ) for all existing urban centres, with no alternative commercial zones proposed. The National Planning Standards provide a range of commercial zones: Neighbourhood Centre Zone Local Centre Zone | Amend the Plan to provide clear strategic direction for a compact urban form and establish a centres hierarchy within the Plan. Reconsider the approach to commercial zones and reconsider the most appropriate zoning for existing centres and villages which accurately | | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | Commercial Zone Large Format Retail Zone Mixed Use Zone Town Centre Zone Metropolitan Centre Zone City Centre Zone. In the absence of a section 32 evaluation, Ngā Tai Ora are unable to understand why Council has chosen to only use one | reflects existing and planned levels of development specific to those areas. Provide sufficient section 32 evaluation to support the approach to zoning. | | |
| S561.112 | Kāinga Ora Homes and Communities | Overview | Not Stated | Introduce a framework of Objectives; Policies; Standards and rules; Matters of discretion; and Assessment Criteria to support the proposed Medium density residential zone. | Insert new provisions as set out in Appendix 4 of the submission to support the introduction of the proposed Medium density residential zone. | | Accept in part |
| FS32.166 | 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 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> | Disallow | Disallow the original submission. | Accept in part |
| FS348.016 | Alec Brian Cox | | Oppose | There is no requirement for the proposed medium density zone. | Disallow | Disallow the original submission. | Accept in part |
| FS23.384 | 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 | Allow | Allow the relief sought to the extent consistent with our primary submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | proposed for recognition of and development on Māori land. | | | |
| FS47.126 | 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 for the public to have input into resource consent applications..... etc see FS document | Disallow | Disallow the entire original submission | Accept in part |
| FS348.199 | 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 | Accept in part |
| S561.113 | Kāinga Ora Homes and Communities | Objectives | Not Stated | Introduce a framework of Objectives; Policies; Standards and rules; Matters of discretion; and Assessment Criteria to support the proposed Medium density residential zone. | Insert new provisions as set out in Appendix 4 of the submission to support the introduction of the proposed Medium density residential zone. | | Accept in part |
| FS32.167 | Jeff Kemp | | Oppose | 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. 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 framework away from an effects-based district plan and is essentially reallocating the goal posts. The original submission heralds the application for a | Disallow | Disallow the original submission. | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | private plan change which would provide the opportunity for those most affected to be involved. | | | |
| FS348.017 | Alec Brian Cox | | Oppose | There is no requirement for the proposed medium density zone. | Disallow | Disallow the original submission. | Accept in part |
| FS23.385 | 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 |
| FS47.127 | 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 for the public to have input into resource consent applications..... etc see FS document | Disallow | Disallow the entire original submission | Accept in part |
| FS348.200 | 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 | Accept in part |
| S561.115 | Kāinga Ora Homes and Communities | Rules | Not Stated | Introduce a framework of Objectives; Policies; Standards and rules; Matters of discretion; and Assessment Criteria to support the proposed Medium density residential zone. | Insert new provisions as set out in Appendix 4 of the submission to support the introduction of the proposed Medium density residential zone. | | Accept in part |
| FS32.169 | Jeff Kemp | | Oppose | 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 | Disallow | Disallow the original submission. | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|---|-----------|----------|--|-------------------------------|--|-------------------------------|
| | | | | <p>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 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> | | | |
| FS348.019 | Alec Brian Cox | | Oppose | There is no requirement for the proposed medium density zone. | Disallow | Disallow the original submission. | Accept in part |
| FS23.387 | 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 |
| FS47.129 | 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 | Accept in part |
| FS348.202 | 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 | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| S561.116 | Kāinga Ora Homes and Communities | Standards | Not Stated | Introduce a framework of Objectives; Policies; Standards and rules; Matters of discretion; and Assessment Criteria to support the proposed Medium density residential zone. | Insert new provisions as set out in Appendix 4 of the submission to support the introduction of the proposed Medium density residential zone. | | Accept in part |
| FS32.170 | 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 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> | Disallow | Disallow the original submission. | Accept in part |
| FS348.020 | Alec Brian Cox | | Oppose | There is no requirement for the proposed medium density zone. | Disallow | Disallow the original submission. | Accept in part |
| FS23.388 | 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 |
| FS47.130 | 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, | Disallow | Disallow the entire original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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 | | | |
| FS348.203 | 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 | Accept in part |
| S561.117 | Kāinga Ora Homes and Communities | Overview | Not Stated | Introduce a framework of Objectives; Policies; Standards and rules; Matters of discretion; and Assessment Criteria to support the proposed Town Centre zone. In particular, a Town Centre zone is sought for Kerikeri to enable up to 6 storey buildings. Increased development height is sought for Kerikeri to support business and residential investment in the centre. While it is understood that FNDC are currently reviewing infrastructure within the District, it is noted that the Kerikeri - Waipapa Structure Plan 2007 (KKWSP) promotes a Mixed use zoned land and provision for a higher density Residential zone within the networked area. The findings of the current infrastructure review should be integrated into the zoning provisions for Kerikeri. | Insert new provisions as set out in Appendix 5 to support the introduction of the proposed Town Centre zone. | | Accept in part |
| FS172.176 | 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 |
| FS42.002 | Ara Poutama Aotearoa the Department of Corrections | | Neutral | Submitter is neutral on the relief sought but seeks that Community corrections sites support offenders living in the community (the activity would default to a discretionary activity status under proposed rule TCZ-R10). The submitter looks to locate its sites in areas that are easily accessible to offenders, and near other supporting government agencies. As such, sites are commonly located within central business areas (i.e. town centre zones). The demand for both community corrections activities and the submitters residential activities will increase as a result of residential intensification and consequential population growth. The submitter needs to be able to meet that demand, | Not stated | Retain proposed rule TCZ-R5, which provides for residential units as a permitted activity. Insert new permitted activity rule for community corrections activity in the TCZ where activity status where compliance not | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | therefore it is important that this is enabled by the relevant plan provisions. | | achieved is not applicable. | |
| FS32.171 | 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 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> | Disallow | Disallow the original submission. | Accept in part |
| FS23.389 | 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 |
| FS47.131 | 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</p> | Disallow | Disallow the entire original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | limited opportunity for the public to have input into resource consent applications..... etc see FS document | | | |
| FS348.204 | 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 | Accept in part |
| FS584.003 | 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 |
| S561.118 | Kāinga Ora Homes and Communities | Objectives | Not Stated | Introduce a framework of Objectives; Policies; Standards and rules; Matters of discretion; and Assessment Criteria to support the proposed Town Centre zone. In particular, a Town Centre zone is sought for Kerikeri to enable up to 6 storey buildings. Increased development height is sought for Kerikeri to support business and residential investment in the centre. While it is understood that FNDC are currently reviewing infrastructure within the District, it is noted that the Kerikeri - Waipapa Structure Plan 2007 (KKWSP) promotes a Mixed use zoned land and provision for a higher density Residential zone within the networked area. The findings of the current infrastructure review should be integrated into the zoning provisions for Kerikeri. | Insert new provisions as set out in Appendix 5 to support the introduction of the proposed Town Centre zone. | | Accept in part |
| FS172.177 | 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 |
| FS42.003 | Ara Poutama Aotearoa the Department of Corrections | | Neutral | Submitter is neutral on the relief sought but seeks that Community corrections sites support offenders living in the community (the activity would default to a discretionary activity status under proposed rule TCZ-R10). The submitter looks to locate its sites in areas that are easily accessible to offenders, and near other supporting government agencies. As such, sites are commonly located within central business areas (i.e. town centre zones). The demand for both community | Not stated | Retain proposed rule TCZ-R5, which provides for residential units as a permitted activity. Insert new permitted activity rule for community | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | corrections activities and the submitters residential activities will increase as a result of residential intensification and consequential population growth. The submitter needs to be able to meet that demand, therefore it is important that this is enabled by the relevant plan provisions. | | corrections activity in the TCZ where activity status where compliance not achieved is not applicable. | |
| FS32.172 | 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 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> | Disallow | Disallow the original submission. | Accept in part |
| FS23.390 | 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 |
| FS47.132 | 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, | Disallow | Disallow the entire original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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 | | | |
| FS348.205 | 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 | Accept in part |
| FS584.004 | 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 |
| S561.119 | Kāinga Ora Homes and Communities | Policies | Not Stated | Introduce a framework of Objectives; Policies; Standards and rules; Matters of discretion; and Assessment Criteria to support the proposed Town Centre zone. In particular, a Town Centre zone is sought for Kerikeri to enable up to 6 storey buildings. Increased development height is sought for Kerikeri to support business and residential investment in the centre. While it is understood that FNDC are currently reviewing infrastructure within the District, it is noted that the Kerikeri - Waipapa Structure Plan 2007 (KKWSP) promotes a Mixed use zoned land and provision for a higher density Residential zone within the networked area. The findings of the current infrastructure review should be integrated into the zoning provisions for Kerikeri. | Insert new provisions as set out in Appendix 5 to support the introduction of the proposed Town Centre zone. | | Accept in part |
| FS172.178 | 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 |
| FS42.004 | Ara Poutama Aotearoa the Department of Corrections | | Neutral | Submitter is neutral on the relief sought but seeks that Community corrections sites support offenders living in the community (the activity would default to a discretionary activity status under proposed rule TCZ-R10). The submitter looks to locate its sites in areas that | Not stated | Retain proposed rule TCZ-R5, which provides for residential units as a permitted | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | are easily accessible to offenders, and near other supporting government agencies. As such, sites are commonly located within central business areas (i.e. town centre zones). The demand for both community corrections activities and the submitters residential activities will increase as a result of residential intensification and consequential population growth. The submitter needs to be able to meet that demand, therefore it is important that this is enabled by the relevant plan provisions. | | activity. Insert new permitted activity rule for community corrections activity in the TCZ where activity status where compliance not achieved is not applicable. | |
| FS32.173 | 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 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> | Disallow | Disallow the original submission. | Accept in part |
| FS23.391 | 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 |
| FS47.133 | 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 | Disallow | Disallow the entire original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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 for the public to have input into resource consent applications..... etc see FS document | | | |
| FS348.206 | 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 | Accept in part |
| FS584.005 | 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 |
| S471.002 | Karen and Graeme Laurie | Rules | Oppose | The Mixed Use Zone (MUZ) is not the most appropriate zone for Kerikeri town centre for the following reasons: - MUZ does not give effect to Objective 1 and Policy 1 of the NPS-UD - Section 32 Evaluation - Urban Environments is incomplete and flawed (refer to submission for specific reasoning) - PDP does not provide strategic direction or policy support for the suite of urban zones proposed - MUZ provisions do not sufficiently enable a range of commercial activities. | Amend PDP by reviewing 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, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities. | | Accept in part |
| FS172.30 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Accept in part |
| FS350.053 | Puketona Lodge Ltd | | Support | The reasons given in the original submission and primary submission of the submitter. The Mixed Use Zone (MUZ) is not the most appropriate zone for Kerikeri town centre for the following reasons: | Allow | Allow the original submission. | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | <ul style="list-style-type: none"> - MUZ does not give effect to Objective 1 and Policy 1 of the NPS-UD - Section 32 Evaluation - Urban Environments is incomplete and flawed (refer to submission for specific reasoning) - PDP does not provide strategic direction or policy support for the suite of urban zones proposed - MUZ provisions do not sufficiently enable a range of commercial activities. | | | |
| FS441.044 | Adrian and Sue Knight | | Support | The reasons given in this primary submission and in my primary submission. | Allow | Amend | Accept in part |
| S561.120 | Kāinga Ora Homes and Communities | Rules | Not Stated | Introduce a framework of Objectives; Policies; Standards and rules; Matters of discretion; and Assessment Criteria to support the proposed Town Centre zone. In particular, a Town Centre zone is sought for Kerikeri to enable up to 6 storey buildings. Increased development height is sought for Kerikeri to support business and residential investment in the centre. While it is understood that FNDC are currently reviewing infrastructure within the District, it is noted that the Kerikeri - Waipapa Structure Plan 2007 (KKWSP) promotes a Mixed use zoned land and provision for a higher density Residential zone within the networked area. The findings of the current infrastructure review should be integrated into the zoning provisions for Kerikeri. | Insert new provisions as set out in Appendix 5 to support the introduction of the proposed Town Centre zone. | | Accept in part |
| FS172.416 | 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 |
| FS42.005 | Ara Poutama Aotearoa the Department of Corrections | | Neutral | Submitter is neutral on the relief sought but seeks that Community corrections sites support offenders living in the community (the activity would default to a discretionary activity status under proposed rule TCZ-R10). The submitter looks to locate its sites in areas that are easily accessible to offenders, and near other supporting government agencies. As such, sites are commonly located within central business areas (i.e. town centre zones). The demand for both community corrections activities and the submitters residential | Not stated | Retain proposed rule TCZ-R5, which provides for residential units as a permitted activity. Insert new permitted activity rule for community corrections | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | activities will increase as a result of residential intensification and consequential population growth. The submitter needs to be able to meet that demand, therefore it is important that this is enabled by the relevant plan provisions. | | activity in the TCZ where activity status where compliance is not achieved is not applicable. | |
| FS32.174 | 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 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> | Disallow | Disallow the original submission. | Accept in part |
| FS23.392 | 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 |
| FS47.134 | 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 | Disallow | Disallow the entire original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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 | | | |
| FS348.207 | 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 | Accept in part |
| FS584.006 | 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 |
| S561.121 | Kāinga Ora Homes and Communities | Standards | Not Stated | Introduce a framework of Objectives; Policies; Standards and rules; Matters of discretion; and Assessment Criteria to support the proposed Town Centre zone. In particular, a Town Centre zone is sought for Kerikeri to enable up to 6 storey buildings. Increased development height is sought for Kerikeri to support business and residential investment in the centre. While it is understood that FNDC are currently reviewing infrastructure within the District, it is noted that the Kerikeri - Waipapa Structure Plan 2007 (KKWSP) promotes a Mixed use zoned land and provision for a higher density Residential zone within the networked area. The findings of the current infrastructure review should be integrated into the zoning provisions for Kerikeri. | Insert new provisions as set out in Appendix 5 to support the introduction of the proposed Town Centre zone. | | Accept in part |
| FS172.179 | 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 |
| FS42.006 | Ara Poutama Aotearoa the Department of Corrections | | Neutral | Submitter is neutral on the relief sought but seeks that Community corrections sites support offenders living in the community (the activity would default to a discretionary activity status under proposed rule TCZ-R10). The submitter looks to locate its sites in areas that are easily accessible to offenders, and near other | Not stated | Retain proposed rule TCZ-R5, which provides for residential units as a permitted activity. Insert | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | supporting government agencies. As such, sites are commonly located within central business areas (i.e. town centre zones). The demand for both community corrections activities and the submitters residential activities will increase as a result of residential intensification and consequential population growth. The submitter needs to be able to meet that demand, therefore it is important that this is enabled by the relevant plan provisions. | | new permitted activity rule for community corrections activity in the TCZ where activity status where compliance is not achieved is not applicable. | |
| FS32.175 | 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 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> | Disallow | Disallow the original submission. | Accept in part |
| FS23.393 | 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 |
| FS47.135 | 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 | Disallow | Disallow the entire original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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 for the public to have input into resource consent applications..... etc see FS document | | | |
| FS348.208 | 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 | Accept in part |
| FS584.007 | 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 |
| 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 |
| 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 | 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) | | Accept |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | (PDP)) are provided for as restricted discretionary activities within this zone. | f) Lot 1 DP 177383 (35 Limelight Lane) g) Northern portion of Lot 2 DP 321732 (30 Limelight Lane) | | |
| 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 |
| 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 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. | 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 |
| 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 |
| 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 |
| 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 change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding | Disallow in part | Amend zoning of part of the land at 126A - 126B Kerikeri Road, Kerikeri from | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | the balance of enabling urban development while maintaining productive rural environments. | | General Residential 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 |
| 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 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.</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. Retain the remaining area of the proposed General Residential Zone in Kerikeri, as shown in Appendix 3 and Appendix 4 of this submission. | Accept in part | |
| 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 | Allow | Allow the original submission subject to the | Accept |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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. | | appropriate provision of infrastructure. | |
| 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 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> | Disallow | Disallow the original submission. | Reject |
| FS348.015 | Alec Brian Cox | | Oppose | There is no requirement for the proposed medium density zone. | Disallow | Disallow the original submission. | Reject |
| 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 |
| FS47.124 | 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. | Disallow | Disallow the entire original submission | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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 | | | |
| 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 |
| 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 |
| 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 growth and stream-side amenity, access and environmental quality. | Disallow in part | Amend the General Residential | Reject |
| FS570.943 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | Allow the original submission | Accept |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| FS566.957 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Accept |
| FS569.979 | Vision Kerikeri 2 | | Support | | Allow | Allow the original submission | Accept |
| 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). | | Accept |
| 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 |
| 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 | 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. | | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | values of the river margins, large areas of native trees/vegetation and wildlife in the vicinity, and the historical and cultural areas downstream. | | | |
| FS277.71 | Jenny Collison | | Support | I agree | Allow | | Reject |
| FS569.1803 | Vision Kerikeri 2 | | Support | | Allow | | Reject |
| FS570.1820 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | | Reject |
| 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 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. | | Reject |
| FS570.1894 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | Allow the original submission | Reject |
| FS566.1908 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Reject |
| FS569.1930 | Vision Kerikeri 2 | | Support | | Allow | Allow the original submission | Reject |
| 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 | 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. | | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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. | | | |
| FS566.1742 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Reject |
| 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 |
| 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 |
| FS29.28 | Trent Simpkin | | Support | I support these extended zones as suggested. | Allow | | Accept |
| 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 |
| 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 |
| FS370.048 | Bunnings Limited | | Support in part | No reasons stated. | Allow in part | Retain the Light Industrial zoning for the property on Waipapa Road | Accept |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | | | described in the original submission. | |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 range of activities, large areas for parking and outdoor storage and the potential presence of hazardous substances | Allow | retain the Heavy Industrial Zoning on a site in Waipapa. | Accept |
| 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 | Allow | allow the original submission | Accept |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | outdoor storage and the potential presence of hazardous substances | | | |
| 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 |
| 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 |
| 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 and physical resources; b. The Horticulture zone fails to give effect to the National Planning Standards and the National Policy Statement for Highly Productive Land (NPS-HPL); c. The Horticulture Zone section 32 evaluation is incomplete and flawed: i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of creating a special purpose zone; ii. The evaluation fails to consider the full range of zoning options and identify reasonably practicable options to achieve objectives; iii. The evaluation fails to evaluate appropriate zone criteria and boundaries; 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; e. The Horticulture zone has only been proposed | Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential as appropriate. | | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | Hearings Panel Recommendation |
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| | | | | within the Kerikeri area; and f. The Horticulture zone provisions are not sufficiently different from the Rural Production Zone (and in some instances are more permissive). | | |
| FS24.62 | Lynley Newport | | Support | 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. | Allow in part | Reject |
| 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 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 |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| FS172.17 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Reject |
| 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 |
| 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 |
| FS172.36 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Reject |
| FS270.9 | C Otway Ltd | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | | Reject |
| 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 |
| FS350.059 | 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 | Allow | Allow the original submission. | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods. | | | |
| FS243.217 | 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 |
| FS441.050 | Adrian and Sue Knight | | Support | The reasons given in this primary submission and in my primary submission. | Allow | Amend | Reject |
| 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 |
| 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 | Accept |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | | | our original submission | |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | | | our original submission | |
| 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 |
| 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 |
| 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 |
| S475.003 | Robert Keith Beale | 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 |
| FS172.3 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Accept in part |
| FS270.12 | C Otway Ltd | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | | Accept in part |
| FS350.0010 | Puketona Lodge Ltd | | Support | The reasons given in the original submission and primary submission of the submitter. The Section 32 Evaluation - Urban Environment does not | Allow | Allow the original submission. | Accept in part |

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| | | | | 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. | | | |
| FS441.0010 | 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 |
| 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 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 |
| FS172.4 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Reject |
| FS270.1 | C Otway Ltd | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|--|----------------|----------|---|---|--------------------------------|-------------------------------|
| FS350.011 | 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 |
| FS441.011 | 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). 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).</p> | Allow | Amend | Reject |
| 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</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 |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|--|-----------|----------|---|-------------------------------|--------------------------------|-------------------------------|
| | | | | criteria and boundaries; 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. | | | |
| FS172.13 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Accept in part |
| FS350.002 | 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 for the following reasons: 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); b. The Section 32 Evaluation - Urban Environments incomplete and flawed: 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; ii. The evaluation fails to consider the full range of commercial zoning options and identify reasonably practicable options to achieve objectives; iii. The evaluation fails to evaluate appropriate zone criteria and boundaries; 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. | Allow | Allow the original submission. | Accept in part |
| 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 |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | Hearings Panel Recommendation |
|------------------|--|----------------|----------|---|---|-------------------------------|
| 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>Rezone 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> <p>b. at the Redwoods in accordance with the map in Appendix 1.</p> | Reject |
| FS172.14 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | Reject |
| FS270.5 | C Otway Ltd | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | Reject |
| 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</p> | <p>Allow</p> <p>Allow the original submission.</p> | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | <p>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> | | | |
| FS243.234 | Kainga Ora Homes and Communities | | Oppose | <p>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.</p> | Disallow in part | Amend the Mixed Use zone boundary around the Kerikeri town centre and | Accept |
| FS441.005 | Adrian and Sue Knight | | Support | <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; 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</p> | Allow | Amend | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | Hearings Panel Recommendation |
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| | | | | Highway 10 to Kerikeri town centre; 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 |
| FS172.18 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | Accept in part |
| S535.006 | John and Rose Whitehead | 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</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>Rezone 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</p> | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods. | <p>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> <p>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 |
| FS270.7 | C Otway Ltd | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | | Reject |
| 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 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 |
| 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</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 |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|-------------------------|--|-----------|----------------|--|-------------------------------|---------------------------------------|-------------------------------|
| | | | | <p>criteria and boundaries; 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. 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 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.</p> | | | |
| <p>FS172.24</p> | <p>Audrey Campbell-Frear</p> | | <p>Support</p> | <p>The reasons given in this primary submission and in my primary submission.</p> | <p>Allow</p> | | <p>Accept in part</p> |
| <p>FS350.013</p> | <p>Puketona Lodge Ltd</p> | | <p>Support</p> | <p>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 for the following reasons: 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); b. The Section 32 Evaluation - Urban Environments incomplete and flawed: 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; ii. The evaluation fails to consider the full range of commercial zoning options and identify reasonably practicable options to achieve objectives; iii. The evaluation fails to evaluate appropriate zone criteria and boundaries; c. The PDP does not provide strategic direction or policy</p> | <p>Allow</p> | <p>Allow the original submission.</p> | <p>Accept in part</p> |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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 |
| 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 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. | | Accept in part |
| FS172.25 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Accept in part |
| FS350.014 | Puketona Lodge Ltd | | Support | The reasons given in the original submission and primary submission of the submitter. 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 | Allow | Allow the original submission. | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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. | | | |
| FS441.014 | 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 existing commercial actives and establish logical zone boundaries to enable appropriate business land capacity and development. | Allow | Amend | Accept in part |
| 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 similiar, or amend the provisions of the applicable zone to legitimse and eanble tourst and horticulture based commerical activiteis 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 |
| FS172.28 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Reject |
| FS350.015 | Puketona Lodge Ltd | | Support | The reasons given in the original submission and primary submission of the submitter. | Allow | Allow the original submission. | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|--|----------------|----------|--|--|-------|-------------------------------|
| | | | | <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> | | | |
| FS441.015 | Adrian and Sue Knight | | Support | <p>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 similiar, or amend the provisions of the applicable zone to legitimise and enable tourist and horticulture based commercial activiteis 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> | Allow | Amend | Reject |
| S471.003 | Karen and Graeme Laurie | Mixed Use Zone | Oppose | <p>The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear</p> | Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town | | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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. | 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. | | |
| FS172.31 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Accept in part |
| FS270.14 | C Otway Ltd | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | | Accept in part |
| FS350.054 | Puketona Lodge Ltd | | Support | The reasons given in the original submission and primary submission of the submitter. 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. | Allow | Allow the original submission. | Accept in part |
| FS441.045 | Adrian and Sue Knight | | Support | The reasons given in this primary submission and in my primary submission. | Allow | Amend | Accept in part |
| 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 | | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | | 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). | | |
| FS172.32 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Reject |
| FS270.8 | C Otway Ltd | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | | Reject |
| 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 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 |
| 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 |
| FS441.046 | Adrian and Sue Knight | | Support | The reasons given in this primary submission and in my primary submission. | Allow | Amend | Reject |
| S549.002 | Levin Stones Holding Limited, Keri Keri Park Lodge Limited | Mixed Use Zone | Oppose | The Mixed Use Zone (MUZ) is not the most appropriate zone for Kerikeri town centre for the following reasons: - MUZ does not give effect to Objective 1 and Policy 1 of the NPS-UD - Section 32 Evaluation - Urban Environments is incomplete and flawed (refer to submission for specific | Amend PDP by reviewing 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, alternatively if relief not | | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | reasoning) - PDP does not provide strategic direction or policy support for the suite of urban zones proposed - MUZ provisions do not sufficiently enable a range of commercial activities. | accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities. | | |
| FS172.34 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Accept in part |
| FS565.002 | Levin Stone Holdings Limited | | Support | The reasons given in this primary submission and in my primary submission. | Allow | allow the original submission | Accept in part |
| FS350.057 | Puketona Lodge Ltd | | Support | The reasons given in the original submission and primary submission of the submitter. The Mixed Use Zone (MUZ) is not the most appropriate zone for Kerikeri town centre for the following reasons: - MUZ does not give effect to Objective 1 and Policy 1 of the NPS-UD - Section 32 Evaluation - Urban Environments is incomplete and flawed (refer to submission for specific reasoning) - PDP does not provide strategic direction or policy support for the suite of urban zones proposed - MUZ provisions do not sufficiently enable a range of commercial activities. | Allow | Allow the original submission. | Accept in part |
| FS441.048 | Adrian and Sue Knight | | Support | The reasons given in this primary submission and in my primary submission. | Allow | Amend | Accept in part |
| FS570.2187 | 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 |
| FS566.2201 | 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 |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| FS569.2223 | 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 |
| 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 |
| FS172.35 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Reject |
| FS270.15 | C Otway Ltd | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | | Reject |
| 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 |
| FS350.058 | Puketona Lodge Ltd | | Support | The reasons given in the original submission and primary submission of the submitter. 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. | Allow | Allow the original submission. | Reject |
| FS441.049 | Adrian and Sue Knight | | Support | The reasons given in this primary submission and in | Allow | Amend | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | my primary submission. | | | |
| 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 |
| 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 |
| 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 |
| S252.004 | Hall Nominees Ltd | 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>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:</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 to submission.</p> <p>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:</p> <p>a. along both sides of Kerikeri Road from the</p> | | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | | roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 to submission. | | |
| FS172.41 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Reject |
| FS270.10 | C Otway Ltd | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | | Reject |
| 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 |
| 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 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 |
| 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 | Allow | Amend | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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 | | | |
| 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 |
| 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 inconsistent with our original submission | Accept |
| 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 |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|--|----------------|----------|---|--|--|-------------------------------|
| 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 |
| FS172.134 | Audrey Campbell-Frear | | Support | For the reasons set out in this primary submission and my primary submission. | Allow | | Reject |
| FS270.11 | C Otway Ltd | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | | Reject |
| 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 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. | Disallow | Disallow the original submission until appropriate analysis and information has been provided for the proposed rezoning. | Accept |
| FS350.064 | Puketona Lodge Ltd | | Support | The reasons given in the original submission and primary submission of the submitter. Commercial activities, particularly tourist and | Allow | Allow the original submission. | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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. | | | |
| 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 accordance with the map in Appendix 1 | Accept |
| FS441.055 | Adrian and Sue Knight | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | Amend | Reject |
| S363.018 | Foodstuffs North Island Limited | Mixed Use Zone | Not Stated | The submitter considers that the National Planning Standards provide a range of commercial zones such as Neighbourhood Centre Zone, Local Centre Zone, Commercial Zone, Large Format Retail Zone, Mixed Use Zone, Town Centre Zone, Metropolitan Centre Zone and City Centre Zone and are unable to understand why Council has chosen to only use one commercial zone being the Mixed Use Zone. | Amend the proposed district plan to provide clear strategic direction for a compact urban form and establish a centres hierarchy within the Plan. Reconsider the approach to commercial zones and reconsider the most appropriate zoning for existing centres and villages which accurately reflects existing and planned levels of development specific to those | | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | | areas. Provide sufficient section 32 evaluation to support the approach to zoning. | | |
| FS172.169 | Audrey Campbell-Frear | | Support | For the reasons set out in this primary submission and in my primary submission to review commercial zones. | Allow | | Accept in part |
| FS350.024 | Puketona Lodge Ltd | | Support | The reasons given in the original submission and primary submission of the submitter to review commercial zones. The submitter considers that the National Planning Standards provide a range of commercial zones such as Neighbourhood Centre Zone, Local Centre Zone, Commercial Zone, Large Format Retail Zone, Mixed Use Zone, Town Centre Zone, Metropolitan Centre Zone and City Centre Zone and are unable to understand why Council has chosen to only use one commercial zone being the Mixed Use Zone. | Allow | Allow the original submission. | Accept in part |
| FS243.202 | Kainga Ora Homes and Communities | | Support | note numerous submitters not identified in Kainga ora list that request town centre zone) - Kāinga Ora supports housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental, and cultural wellbeing. Kāinga Ora seeks a new Town Centre zone for Kerikeri in recognition of its importance as a growing centre in the Far North. | Allow | Amend the proposed district plan to provide clear strategic direction | Accept in part |
| 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, | 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 |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|--|-----------|-----------------|---|-------------------------------|---|-------------------------------|
| | | | | 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 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 |
| 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 |
| 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 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> | Disallow | Disallow the original submission. | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|--|-----------|-----------------|--|-------------------------------|--|-------------------------------|
| 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 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.</p> | Allow in part | Allow the original submission in part. | Accept in part |
| 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 |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|---|----------------|----------|---|--|---|-------------------------------|
| 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 for the public to have input into resource consent applications..... etc see FS document | Disallow | Disallow the entire original submission | Reject |
| 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 |
| 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 |
| 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 |
| 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 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 | Allow | | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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 |
| FS270.16 | C Otway Ltd | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | | Accept in part |
| 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 |
| 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 maintaining productive rural environments. | 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 boundaries to enable appropriate business land capacity and development opportunity | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|--|----------------|----------|--|---|--------------------------------|-------------------------------|
| 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 |
| 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. | <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:</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 (refer to full submission - note this is the first of the two appendices titled Appendix 1).</p> <p>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:</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 (refer to full submission - note this is the first of the two appendices titled Appendix 1).</p> | | Reject |
| FS270.2 | C Otway Ltd | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | | Reject |
| 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 |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|--|----------------|----------|---|--|---|-------------------------------|
| FS441.019 | 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 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). | Allow | Amend | Reject |
| 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 |
| 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 |
| FS270.13 | C Otway Ltd | | Support | For the reasons stated in this primary submission and in my primary submission. | Allow | | Accept in part |
| FS350.018 | Puketona Lodge Ltd | | Support | The reasons given in the original submission and primary submission of the submitter. The Section 32 Evaluation - Urban Environment does not | Allow | Allow the original submission. | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|---|-------------------------|----------|---|---|---|-------------------------------|
| | | | | 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. | | | |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 | Allow | allow original submission | Accept in part |

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| | | | | <p>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 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,</p> | | |

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| | | | | 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> <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</p> | Allow | <p>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.</p> | Accept in part |

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| | | | | & ecological values, water quality, landscape, rural character and amenity values. | | | |
| 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 |
| FS62.012 | 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 |

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| | | | | <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> | | | |
| FS566.1785 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Accept in part |
| FS549.027 | 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</p> | Allow | allow original submission | Accept in part |

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| | | | | <p>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. 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 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 | 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 | Allow | allow original submission | Accept in part |

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| | | | | <p>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> <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</p> | | |

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| | | | | <p>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> | | | |
| <p>FS390.027</p> | <p>Tracey Schubert</p> | | <p>Support</p> | <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, 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</p> | <p>Allow</p> | <p>allow original submission</p> | <p>Accept in part</p> |

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| | | | | <p>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> | | | |
| FS353.027 | AI 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 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</p> | Allow | allow original submission | Accept in part |

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| | | | | <p>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> | | | |
| 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 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</p> | Allow | allow original submission | Accept in part |

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| | | | | <p>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 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> | | | |
| FS342.027 | 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</p> | Allow | allow original submission | Accept in part |

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| | | | | <p>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 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,</p> | | |

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| | | | | 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 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 Vision Kerikeri noted a large alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually</p> | Allow | allow original submission | Accept in part |

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| | | | | <p>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.</p> | | | |
| <p>FS337.027</p> | <p>Kevin Mahoney</p> | | <p>Support</p> | <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. 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 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. 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>Allow</p> | <p>allow original submission</p> | <p>Accept in part</p> |

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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 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> | | | |
| FS336.027 | 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> | Allow | allow original submission | Accept in part |

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| | | | | <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 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 | <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> | Allow | allow original submission | Accept in part |

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| | | | | <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 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> | | |

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| 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 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 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</p> | Allow | allow original submission | Accept in part |

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| | | | | 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. | | | |
| 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 |
| 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 |
| FS566.998 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Accept in part |
| FS569.1020 | Vision Kerikeri 2 | | Support | | Allow | Allow the original submission | Accept in part |
| 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 |
| FS569.1845 | Vision Kerikeri 2 | | Support | | Allow | | Accept in part |
| FS570.1862 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | | Accept in part |
| 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 |
| 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 | Allow | allow original submission | Accept in part |

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| | | | | <p>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 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;</p> | | |

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| | | | | <p>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> | | | |
| <p>FS333.011</p> | <p>Maree Hart</p> | | <p>Support</p> | <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> <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.</p> | <p>Allow</p> | <p>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.</p> | <p>Accept in part</p> |

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| | | | | There would also be effects on at-risk native species, kiwi & ecological values, water quality, 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. □□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. □□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 | Allow | allow the original submission | Accept in part |

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| | | | | provide a compact urban footprint and would actually improve connectivity with central Kerikeri. <input type="checkbox"/> Residential development of Lot 1001 farmland would create reverse sensitivity effects on neighbouring properties and lawfully established activities. <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. | | | |
| FS566.1769 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Accept in part |
| FS549.026 | Vanessa 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 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. Lot 1001 adjoins the Horticulture zone on its west and | Allow | allow original submission | Accept in part |

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| | | | | <p>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> | | | |
| 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</p> | Allow | allow original submission | Accept in part |

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| | | | | <p>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 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 | <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</p> | Allow | allow original submission | Accept in part |

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| | | | | <p>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 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,</p> | | |

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| | | | | kiwi& ecological values, water quality, landscape, rural character and amenity values. | | | |
| 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 - 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> <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</p> | Allow | allow original submission | Accept in part |

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| | | | | <p>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.</p> | | | |
| <p>FS352.026</p> | <p>Kathryn Panckhurst</p> | | <p>Support</p> | <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. 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 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. 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>Allow</p> | <p>allow original submission</p> | <p>Accept in part</p> |

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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 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> | | | |
| 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 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> | Allow | allow original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|--|-----------|----------|---|-------------------------------|---------------------------|-------------------------------|
| | | | | <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 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> | | | |
| 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> | Allow | allow original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | Hearings Panel Recommendation |
|------------------|--|-----------|----------|--|-------------------------------|-------------------------------|
| | | | | <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 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> | | |

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|------------------|--|-----------|----------|--|-------------------------------|---------------------------|-------------------------------|
| FS337.026 | 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 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 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</p> | Allow | allow original submission | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|-------------------------|--|-----------|----------------|---|-------------------------------|----------------------------------|-------------------------------|
| | | | | <p>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.</p> | | | |
| <p>FS336.026</p> | <p>Roger Holman</p> | | <p>Support</p> | <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. 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 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. 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</p> | <p>Allow</p> | <p>allow original submission</p> | <p>Accept in part</p> |

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|-------------------------|--|-----------|----------------|--|-------------------------------|----------------------------------|-------------------------------|
| | | | | <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 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> | | | |
| <p>FS335.026</p> | <p>Craig and Mary Sawers</p> | | <p>Support</p> | <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</p> | <p>Allow</p> | <p>allow original submission</p> | <p>Accept in part</p> |

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| | | | | <p>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 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> | | | |
| FS334.026 | 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</p> | Allow | allow original submission | Accept in part |

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|------------------|---|-----------------|------------|--|---|-------------------------------|
| | | | | <p>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 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> | | |
| S338.045 | 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 | Accept in part |

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| | | | | | house grounds, and zone Sport and Active Recreation | | |
| 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 |
| 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 |
| FS566.997 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Accept in part |
| FS569.1019 | Vision Kerikeri 2 | | Support | | Allow | Allow the original submission | Accept in part |
| 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 |
| 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 |
| FS566.1948 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Accept in part |
| FS569.1970 | Vision Kerikeri 2 | | Support | | Allow | Allow the original submission | Accept in part |
| 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 |

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| FS569.1844 | Vision Kerikeri 2 | | Support | | Allow | | Accept in part |
| FS570.1861 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | | Accept in part |
| 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 a 2ha min lot size, under 1km from the town centre is not a good use of land. | 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 |
| 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 |
| FS172.390 | Audrey Campbell-Frear | | Support in part | Support reconsideration of inconsistent zoning. | Allow | | Accept in part |
| 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 |
| 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 |
| 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 | Accept in part |

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| | | | | | | inconsistent with our original submission | |
| 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 |
| 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 |
| FS172.382 | Audrey Campbell-Frear | | Support in part | Support reconsideration of inconsistent zoning. | Allow | | Reject |
| 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 |
| 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, | 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 |

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| | | | | water supply, on-site wastewater system and other needs. | | | |
| 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 sense, obvious place for large future growth, and should include a new roadway connecting Kerikeri town and Waipapa. | Allow | | Reject |
| FS569.1804 | Vision Kerikeri 2 | | Support | | Allow | | Reject |
| FS570.1821 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | | Reject |
| 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 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 |
| 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 |
| FS570.1935 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | Allow the original submission | Reject |
| FS566.1949 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Reject |
| FS569.1971 | Vision Kerikeri 2 | | Support | | Allow | Allow the original submission | Reject |

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| 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 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 |
| 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 |
| 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 |
| FS570.944 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | Allow the original submission | Reject |
| FS566.958 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Reject |
| FS569.980 | Vision Kerikeri 2 | | Support | | Allow | Allow the original submission | Reject |
| S522.004 | Vision Kerikeri (Vision for | 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 | Delete Rural Production zoning of the land commonly referred to as the 'Brownlee' property, being 1878 State Highway 10, | | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
|------------------|--|-----------------------|----------|--|---|---|-------------------------------|
| | Kerikeri and Environs, VKK) | | | 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. | 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). | | |
| 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 |
| 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 maintaining productive rural environments. | Disallow in part | The area between Waipapa and the golf course (Brownlie property) currently under consideration | Reject |
| FS566.1743 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Reject |
| 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 | 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 |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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 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 |
| FS32.005 | 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 | Allow | Allow the original submission subject to consideration of | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | <p>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 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> | | <p>traffic movements, flood mitigation measures and amending the zoning as depicted in the original submission.</p> | |
| <p>FS374.049</p> | <p>Waipapa Pine Limited</p> | | <p>Oppose</p> | <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 be subject to / of reverse sensitivity effects should this Structure Plan be allowed to proceed.</p> | <p>Disallow</p> | <p>disallow the original submission</p> | <p>Accept</p> |
| <p>FS47.001</p> | <p>Our Kerikeri Community Charitable Trust</p> | | <p>Support</p> | <p>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</p> | <p>Allow</p> | <p>allow the original submission</p> | <p>Reject</p> |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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. | | | |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 | Allow | seeks to amend the zoning of the site from Rural Production to Heavy Industrial | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | consistent zoning pattern that complements heavy industrial activities. | | | |
| FS399.004 | Mark and Emma Klinac | | Support | n/a | Allow | allow the original submission | Reject |
| 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 |
| 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 |
| 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 |
| 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 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 | Delete the Rural Residential zoning of 166 Waipapa Road, Kerikeri, being Lot 18 DP 357357, zone Light Industrial | | Reject |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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 |
| 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. | | Accept in part |
| FS172.8 | Audrey Campbell-Frear | | Support | The reasons given in this primary submission and in my primary submission. | Allow | | Accept in part |
| FS350.051 | Puketona Lodge Ltd | | Support | The reasons given in the original submission and primary submission of the submitter. 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. | Allow | Allow the original submission. | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | Hearings Panel Recommendation |
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| | | | | e. The proposed Horticulture Zone fails to enable sustainable use and development of the properties within this area. | | |
| 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 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. | Amend zoning of land at 316 - 342 Kerikeri Road, Kerikeri from Rural Residential Zone to Mixed Use Zone. | Accept in part |
| 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 | Accept in part |
| FS189.2 | Michael Schofield | | Support | All points raised in this submission support the zoning of stated properties being amended to Mixed Use | Allow | Accept in part |
| 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. | Accept in part |
| 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 | Accept in part |
| FS189.1 | Michael Schofield | | Support | All points raised support the zoning being amended to Mixed Use | Allow | Accept in part |
| 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 | Delete Rural Residential zoning of 316A Kerikeri Road, Kerikeri, zone Mixed Use | Accept in part |

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| | | | | Kerikeri road has recently 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 | | Accept in part |
| 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 | Reject |
| 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. | | Accept in part |
| 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 | | Accept in part |
| FS350.026 | Puketona Lodge Ltd | | Support | The reasons given in the original submission and primary submission of the submitter to rezone Kerikeri fringe to enable commercial activities. 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 | Allow | Allow the original submission. | Accept in part |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | North. The impermeable coverage of 12.5% is very restrictive and should be increased. | | | |
| S15.001 | Smartlife Trust | Rural Residential Zone | Not Stated | 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 development would compensate for the loss of those properties along Kerikeri Road currently zoned Residential and now proposed as Mixed Use. | 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 |
| FS172.381 | Audrey Campbell-Frear | | Support | For the reasons stated in this primary submission. | Allow | | Accept |
| 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 |
| 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 | Amend to rezone 372 Kerikeri Road, Kerikeri from Rural Residential Zone to General Residential Zone. | | Accept |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | Hearings Panel Recommendation | |
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| | | | | has available development infrastructure; and the property is within an easy walking distance to town. | | | |
| FS172.400 | Audrey Campbell-Frear | | Support | Support reconsideration of inconsistent zoning. | Allow | Accept | |
| S329.001 | Davies Kerikeri Family Trust, MR Davies, and BR & R Davies | Rural Residential Zone | Not Stated | <p>Rezone part of the site fronting Kerikeri Inlet Road to General Residential as opposed to Rural Residential for a number of reasons, including:</p> <ul style="list-style-type: none"> difficulties to comply with air emission 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. | 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 Kerikeri Inlet Road, Kerikeri) zone the front portion (as shown on figure 5 to the submission), General Residential. | Reject | |
| 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 |
| FS137.001 | Elizabeth Irvine | | Support | Rezoning the area in question is appropriate given the existing zoning pattern in the wider environment | Allow | Allow | Reject |
| S139.001 | BOI Enterprises Limited | Rural Residential Zone | Oppose | <p>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:</p> <ul style="list-style-type: none"> 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 | Amend the zoning of Lots 1 and 2 DP 561725 (2 and 4 The Lakes Drive, Kerikeri), from Rural Residential to Mixed Use | Reject | |

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Reasons | Summary of Decision Requested | | Hearings Panel Recommendation |
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| | | | | 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. | | | |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| FS277.73 | Jenny Collison | | Support | I agree | Allow | | Reject |
| FS570.797 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | allow the original submission | Reject |

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| FS566.811 | Kapiro Conservation Trust 2 | | Support | | Allow | allow the original submission | Reject |
| FS569.833 | Vision Kerikeri 2 | | Support | | Allow | allow the original submission | Reject |
| 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 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 | rezone Lot 17 & 19 Harmony Lane from sport and active recreation to either general residential or mixed use | | Reject |
| FS566.1904 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Reject |
| 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 |

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| 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 |
| 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 |
| 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 |
| 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 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 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 |
| FS172.181 | Audrey Campbell-Frear | | Oppose | For the reasons set out in my primary submission to rezone Kerikeri fringe to commercial. | Disallow | | Reject |
| FS350.038 | Puketona Lodge Ltd | | Oppose | The reasons given in the primary submission of the submitter to rezone Kerikeri fringe to commercial. Commercial activities, particularly tourist and | Disallow | Disallow the original submission. | Reject |

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| | | | | 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. | | | |
| FS441.033 | Adrian and Sue Knight | | Oppose | For the reasons set out in my primary submission to rezone Kerikeri fringe to commercial | Disallow | Amend | Reject |
| FS277.81 | Jenny Collison | | Support | I agree | Allow | | Accept in part |
| 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 |
| FS566.960 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Accept in part |
| FS569.982 | Vision Kerikeri 2 | | Support | | Allow | Allow the original submission | Accept in part |
| 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 unserved (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 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</p> | Amend the planning maps to ensure that areas prone to natural hazards are not zoned for intensification. | | Accept |

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| | | | | 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 |
| 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 |
| 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 |
| 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 whether risk can be appropriately managed in other ways. | Allow | Allow the original submission, subject to appropriate wording and mapping. | Reject |
| 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. | Disallow | Amend the planning maps to ensure that areas prone to natural hazards are not | Accept |

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| | | | | 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. | | zoned for intensification. | |
| 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 |
| 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 |
| 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 |
| 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 |
| S522.005 | Vision Kerikeri (Vision for Kerikeri and Environs, VKK) | 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 |

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| 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 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 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</p> | Allow | allow original submission | Accept in part |

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| | | | | <p>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.</p> | | | |
| <p>FS333.001</p> | <p>Maree Hart</p> | | <p>Support</p> | <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 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>Allow</p> | <p>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.</p> | <p>Accept in part</p> |

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| | | | | 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. | | | |
| 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. <input type="checkbox"/> 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. <input type="checkbox"/> 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. <input type="checkbox"/> 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). <input type="checkbox"/> 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. <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. <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 | Allow | allow the original submission | Accept in part |

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| | | | | <p>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> | | | |
| FS566.1744 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Accept in part |
| 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 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. 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> | Allow | allow original submission | Accept in part |

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| | | | | <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 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> | | | |
| FS443.016 | 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 finite resource.</p> | Allow | allow original submission | Accept in part |

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| | | | | <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 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> | | |

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| 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 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 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</p> | Allow | allow original submission | Accept in part |

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| | | | | <p>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.</p> | | | |
| <p>FS353.016</p> | <p>Al Panckhurst</p> | | <p>Support</p> | <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. 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 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. 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</p> | <p>Allow</p> | <p>allow original submission</p> | <p>Accept in part</p> |

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| | | | | <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 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> | | | |
| <p>FS352.016</p> | <p>Kathryn Panckhurst</p> | | <p>Support</p> | <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</p> | <p>Allow</p> | <p>allow original submission</p> | <p>Accept in part</p> |

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| | | | | <p>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 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> | | | |
| 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</p> | Allow | allow original submission | Accept in part |

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| | | | | <p>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 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> | | | |
| FS338.016 | Pearl 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 | Allow | allow original submission | Accept in part |

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| | | | | <p>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> <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</p> | | |

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| | | | | <p>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> | | | |
| <p>FS337.016</p> | <p>Kevin Mahoney</p> | | <p>Support</p> | <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, 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</p> | <p>Allow</p> | <p>allow original submission</p> | <p>Accept in part</p> |

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| | | | | <p>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> | | | |
| 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 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</p> | Allow | allow original submission | Accept in part |

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| | | | | <p>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> | | | |
| <p>FS335.016</p> | <p>Craig and Mary Sawers</p> | | <p>Support</p> | <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</p> | <p>Allow</p> | <p>allow original submission</p> | <p>Accept in part</p> |

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| | | | | <p>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 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> | | | |
| FS334.016 | 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</p> | Allow | allow original submission | Accept in part |

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| | | | | <p>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 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,</p> | | |

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| | | | | 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 |
| 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 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 disallow original submission | Accept in part |
| FS569.1805 | Vision Kerikeri 2 | | Support | | Allow | Accept in part |
| FS570.1822 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | Accept in part |
| 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 | Amend zone of areacurrently owned by the Bing family (next to the CBD) as a combination of MixedUse and Residential zones, with a lower height limit than the CBD, such as 7mor two stories. | Reject |

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| | | | | trees/vegetation and wildlife in the vicinity, and the historical and cultural areas downstream. | | | |
| 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 | Reject |
| FS277.76 | Jenny Collison | | Support | I strongly agree | Allow | | Accept in part |
| 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 |
| 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 |
| FS277.85 | Jenny Collison | | Support | I agree | Allow | | Reject |
| FS566.1770 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Reject |
| 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 | 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 |

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| | | | | potential for infrastructure, connectivity, traffic, and other issues. | | | |
| 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 |
| FS277.83 | Jenny Collison | | Support | I agree | Allow | | Reject |
| FS570.986 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | Allow the original submission | Reject |
| FS566.1000 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Reject |
| FS569.1022 | Vision Kerikeri 2 | | Support | | Allow | Allow the original submission | Reject |
| 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 |
| FS277.77 | Jenny Collison | | Support | I agree | Allow | | Accept in part |
| 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 an upgrade to Kerikeri Road itself, or perhaps a new road to provide alternatives to travel out on to the State Highway. We do | Retain proposed zoning changes on Kerikeri Road to State Highway 10, with further consideration of upgrading roading infrastructure to cope with increased traffic. | | Accept |

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| | | | | 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 |
| FS570.945 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | Allow the original submission | Accept |
| FS566.959 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Accept |
| FS569.981 | Vision Kerikeri 2 | | Support | | Allow | Allow the original submission | Accept |
| 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 |
| FS570.1892 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | Allow the original submission | Reject |
| FS566.1906 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Reject |
| FS569.1928 | Vision Kerikeri 2 | | Support | | Allow | Allow the original submission | Reject |
| 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 | 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 |

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| | | | | two areas as 'Enhanced environmental habitat and protection area' on the Structure Plan map. | | | |
| 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 |
| FS566.1909 | Kapiro Conservation Trust 2 | | Support | | Allow | Allow the original submission | Accept in part |
| FS569.1931 | Vision Kerikeri 2 | | Support | | Allow | Allow the original submission | Accept in part |
| S449.002 | Kapiro Conservation Trust | General / Miscellaneous | Support in part | <p>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.</p> <p>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.</p> | 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 |
| FS569.1801 | Vision Kerikeri 2 | | Support | | Allow | | Reject |
| FS570.1818 | Vision Kerikeri 3 | | Support | Support to the extent the submission is consistent with our original submissions. | Allow | | Reject |