Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S308.001	Simon Urlich	General Residential Zone	Oppose	The zoning of the site is not appropriate. Rural Residential would be a better fit for the type of property as three sides of it already have established private dwellings and are zoned as such.	Amend zoning of submitters land at 15 Melissa Road, Tokerau Beach / 11 Simon Urlich Road (Lot 2 DP 486193) and 22 Simon Urlich Road (54ha) (Pt Lots 1 2 DP432296 Sec 19 PT SEC 18 BLK III RANGAUNU SD AND LOT 1 DP 69650 LOT 1 DP486193), Karikari Peninsula, to Rural Residential zone to enable subdivision of property into sections between 2000 sqm and 4000 sqm.		Reject
S38.001	Natalie Todd	Horticulture Zone	Oppose	Opposes Rural Production land being rezoned to Horticulture along the north side of Wiroa Road and west side of Waimate North Road. All of these properties are already lifestyle blocks and have development on them which makes it unlikely that they will be used for Horticulture purposes.	Amend zoning for the land along north side of Wiroa Road and west side of Waimate North Road, Kerikeri from Horticulture to Rural Production Zone.		Accept in part
FS99.1	Frederick Laurence & Ellen June Voigt		Support	The current rural production zoning fits the nature of this area much better than the proposed Horticulture zone. All properties here are already lifestyle blocks and have varying degrees of development on them. The soil is predominantly not suitable for horticulture being full of rock even after many years of rock removal and very poor quality soil (see also S61.001) which makes it extremely unlikely that they will be used for horticulture purposes. There is also a significant area that is too steep to allow worthwhile horticulture care. Earlier attempts at horticulture have been abandoned and most of that area is now beef grazed.	Allow		Accept in part
FS172.391	Audrey Campbell-Frear		Support in part	Support deletion of Horticulture Zone and reconsideration of inconsistent zoning.	Allow		Accept in part
FS96.1	Dominique Zivkovich-Brady		Support	The current rural production zoning fits the nature of this area much better than the proposed Horticulture zone. All properties here are already lifestyle blocks and have varying degrees of development on them. The soil is predominantly not suitable for horticulture being full of rock even after many years of rock removal and very poor quality soil (see also S61.001) which makes it extremely unlikely that they will be used for horticulture purposes. There is also a significant area that is too steep to allow worthwhile horticulture care. Earlier attempts at horticulture have been abandoned and most of that area is now beef grazed.	Allow		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S288.001	Tristan Simpkin	Horticulture Zone	Oppose	Kerikeri Horticulture Zone is too large and broad. The new Horticulture zone around Kerikeri is approximately 70-75 square kilometres. Submitter has two objections: 1) It's based upon info at a large scale (soil versatility maps) which aren't correct in a number of places such that its application is not suitable. 2) Many of the properties it has been placed upon (for example - Blue Gum Lane) is now used for other purposes i.e. rural residential. It is not a worthwhile zone to be plastering around the outskirts of Kerikeri on sites that will never be used for horticulture again. The reason these two points matter is that the zone rules themselves are restrictive; no minor residential units, no air bnb renting out without consent, and commercial/industrial activities are all non complying.	Amend the entire application of the zoning of Horticulture Zone surrounding Kerikeri (some 70-75 square kilometers) to look at areas more closely and tailor the zoning to the landuse. Rezone land used for residential activities within the proposed Horticulture Zone (e.g. Blue Gum Lane) from Horticulture Zone to Rural Residential Zone. A broad-brush approach based on soil versatility maps should not be used (see map attached to original submission).		Accept in part
FS44.2	Northland Planning & Development 2020 Ltd		Support in part	Agree that the soil versatility maps do not accurately reflect what soils are actually within some sites. NZLRI Maps indicate versatile soils across a lot of sites which do not in fact contain highly versatile soils. The NZLRI maps are unreliable when dealing with parcels of land less than 10 hectares. Many lots reflect rural-residential lot sizes and the landuse activities on site reflect this. Sites which do not contain highly versatile soils cannot meet criteria (a) in HZ-P1. The way in which the policy is worded is that in order to be zoned horticultural you need to comply with (a), (b) and (c). As the allotments in this area are unable to comply, these sites should not be zoned horticultural. Given the size of these allotments no productive activity could be established, and if one was attempted it is likely that there would be reverse sensitivity issues	Allow		Accept in part
FS29.29	Trent Simpkin		Support	Agree fully that the horticulture zone needs to be relooked at, the areas where it has been applied. So many 'rural residential' areas have been zoned horticulture, where in fact they have homes on them and will never have horticulture activity on them again, so council should be thinking how can we densify these areas that have already been changed to residential use to make the best use of the land. Relook at the maps and zone rural residential areas to that zone, instead of Horticulture zone.	Allow		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS172.137	Audrey Campbell-Frear		Support	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone and support reconsideration of inconsistent zoning.	Allow		Accept in part
FS350.041	Puketona Lodge Ltd		Support in part	The reasons given in the original submission and primary submission of the submitter to delete the Horticulture Zone and support reconsideration of inconsistent zoning. The Horticulture Zone (HZ) is not an appropriate zone for the following reasons: - HZ does not achieve the purpose of the RMA insofar as it does not promote the sustainable management of natural and physical resources; - HZ fails to give effect to the National Planning Standards and the National Policy Statement for Highly Productive Land (NPS-HPL); - HZ Section 32 evaluation is incomplete and flawed (refer specifics in full submission) - PDP does not provide strategic direction or policy support for the suite of rural zones proposed, nor does it support the Horticultural Zone - HZ provisions are not sufficiently different from the Rural Production Zone (and in some instances are more permissive).	Allow in part	Allow the original submission in part.	Accept in part
FS282.1	Breakwater Trust		Support in part	Agree that the Horticulture zone should not be applied to all land around Kerikeri/Waipapa. Land which is classified as highly versatile land on the NZLRI database may not be highly versatile land. The NZLRI maps are unreliable when dealing with parcels of land less than 10 hectares. Many lots reflect rural-residential lot sizes and the landuse activities on site reflect this. Sites which do not contain highly versatile soils cannot meet criteria (a) in HZ-P1. The way in which the policy is worded is that in order to be zoned horticultural you need to comply with (a), (b) and (c). As the allotments in this area are unable to comply, these sites should not be zoned horticultural. Given the size of these allotments no productive activity could be established, and if one was attempted it is likely that there would be reverse sensitivity issues	Allow in part		Accept in part
FS441.037	Adrian and Sue Knight		Support in part	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone and support reconsideration of inconsistent zoning.	Allow in part	Amend	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS570.881	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
FS566.895	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
FS569.917	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
S66.001	Alan Myles Ingham Willis	Horticulture Zone	Oppose	I oppose the proposed rezoning to Horticulture of the lower part of Pungaere Road. I believe a Rural Residential zoning would be more appropriate for the area of Pungaere Road including Koropewa Road, Ngapuhi Road and Riverstream Drive. Council proposes rezoning as Rural Residential land to the east of SH10 from Waipapa to around 500m beyond Pungaere Road. Including lower Pungaere Road in this zoning would be congruent and make sense from a sustainability perspective. Further west the zoning could remain as Rural Production, which already allows for horticulture. Lower Pungaere Road is not well suited to horticulture. A number of residents have HAIL reports that state their soil is 'not of horticultural value'. Eucalypts have had a negative impact on soil quality in places, and the historic use of Pungaere Road as a skid road for logging Puketi forest has removed much of the topsoil close to the road margins. In addition, many of the sections on lower Pungaere Road and Koropewa Road are already too small to be viable for commercial horticulture operations. The reasonably high number of people living in the area means that reverse sensitivity is already an issue. Council should be looking to protect people not thwart them. Rezoning in order to limit ratepayers' ability to complain rather than acknowledging their real concerns seems disrespectful. Given the area's proximity to Waipapa, a change of zoning that encourages residential development would be more appropriate. Pungaere Road begins less than 500 metres north of Waipapa, making for easy access by bicycle or on foot, especially if Council were to provide footpaths.	Amend the Horticultural zone to rural residential zone for the area of Pungaere Road including Koropewa Road, Ngapuhi Road and Riversteam Drive		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Increased housing near to Waipapa rather than closer to already congested Kerikeri as Council has proposed would allow for greater use of local shops, businesses and the new sports field with minimal travelling and reduced carbon emissions. This would be in line with Council's Far North 2100 strategy, which states, 'Council has a goal to support Far North businesses and communities of the Far North towards a carbon zero 2050. In particular Council's stated objective of 'Plan urban areas around walking instead of planning around roads', would seem to fit this situation. New Zealand is a signatory to the United Nations 2030 Agenda. Council must be aware that planning should take into account our commitment to the agenda's 17 sustainable development goals, which include making human settlements inclusive, safe, resilient and sustainable, and taking action to combat climate change and its impact.			
FS44.3	Northland Planning & Development 2020 Ltd		Support in part	Support amending the zoning of the eastern half Koropewa Road and Pungaere Road as soil reports have been completed that indicate the soils on these sites are not highly versatile. It has been determined that none of these sites within this area can meet criteria (a) in HZ-P1.	Allow		Accept in part
FS172.394	Audrey Campbell-Frear		Support in part	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.	Allow		Accept in part
FS282.2	Breakwater Trust		Support in part	Support amending the zoning of the eastern half Koropewa Road and Pungaere Road as soil reports have been completed that indicate the soils on these sites are not highly versatile. It has been determined that none of these sites within this area can meet criteria (a) in HZ-P1. No comment on other areas.	Allow in part		Accept in part
S284.005	Trent Simpkin	Horticulture Zone	Oppose	Blue Gum Lane has proposed zoning of 'Horticulture'. In reality, the majority of Blue Gum lane is being used for Residential purposes, so it should be zoned Rural Residential. This is another case of 'lazy zoning' where the activity currently occuring on the site (residential dwellings in this purpose) should drive the zoning for that area. Blue Gum lane will never return to Horticultural Activities, and it is clearly Rural Residential activities, so the zoning should reflect this. Changing it to Horticulture not only restricts the landowners on their small blocks of land but	Amend zoning of land at Blue Gum Lane, Kerikeri from Horticulture Zone to Rural Residential Zone. This includes land at 2-17 Manoko Place, 7-80 Blue Gum Lane, 1574, 1556A, 1556B, 1556C, 1608, 1608C, 1608E, 1626 State Highway 10, Kerikeri, (see map attached to original submission).		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				also means more resource consents and applications to council to get any activities approved in the area.			
FS44.4	Northland Planning & Development 2020 Ltd		Support	Number of smaller sites along Blue Gum Lane with the majority less than 2ha in area. All do not meet the criteria of a site with land that could be highly productive given the available area is less than 7ha for kiwifruit. As a result we do not consider that the application of the horticultural zone to these sites meets Councils Policy for the zone.	Allow		Accept in part
FS45.23	Tristan Simpkin		Support	Support as per Reasons given in submission	Allow		Accept in part
FS172.387	Audrey Campbell-Frear		Support	Support deletion of Horticulture Zone and reconsideration of inconsistent zoning.	Allow		Accept in part
FS36.082	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. 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 each of the proposed rezonings.	Accept in part
FS570.859	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
FS566.873	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
FS569.895	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
S506.001	Antony Egerton and Stefanie Egerton	Horticulture Zone	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support	Retain the Horticulture Zone as identified in the Proposed District Plan's zone maps.		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.			
FS44.5	Northland Planning & Development 2020 Ltd		Oppose	Horticulture zone should not be based off the NZLRI Maps due to inaccuracies of the maps. The Horticulture zone should reflect land which is utilized for such purposes and/or contain soils which are highly versatile. Lots which are rural-residential in nature and/or do not boast any qualities which would make the sites suitable for horticulture should not be zoned horticulture. It has been proven that a number of sites which are proposed to be zoned as Horticulture do not in fact contain highly versatile soils and therefore cannot meet HZ-P1. The way in which the policy is worded is that in order to be zoned horticultural you need to comply with (a), (b) and (c) and as such, these sites should not be zoned horticulture. The NZLRI Maps should not be used to identify the horticulture zone.	Disallow in part		Accept in part
FS172.344	Audrey Campbell-Frear		Oppose	For the reasons stated in my primary submission to delete the Horticulture Zone.	Disallow		Accept in part
FS282.3	Breakwater Trust		Oppose	Horticulture zone should not be based off the NZLRI Maps due to inaccuracies of the maps. The Horticulture zone should reflect land which is utilized for such purposes. Lots which are rural-residential in nature and/or do not boast any qualities which would make the sites suitable for horticulture should not be zoned horticulture. It has been proven that a number of sites which are proposed to be zoned as Horticulture do not in fact contain highly versatile soils and therefore cannot meet HZ-P1. The way in which the policy is worded is that in order to be zoned horticultural you need to comply with (a), (b) and (c) and as such, these sites should not be zoned horticulture. The NZLRI Maps should not be used to identify the horticulture zone.	Disallow		Accept in part
S500.001	Breakwater Trust	Horticulture Zone	Oppose	29 Koropewa Road, Waipapa (Lot 3 DP 202022) has been rezoned to Horticulture in the Proposed District Plan. It is anticipated that this is due to the Councils Land cover and Land use maps indicating that the soils are highly versatile (2s1) A soil report completed by AgFirst Northland Ltd concluded:	Amend the zoning of 29 Koropewa Road, Waipapa (Lot 3 DP 202022) from Horticulture to Rural Residential.		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				1 The soils on site are more in line with Class 4s2 soils which are not highly versatile 2 The site is not highly productive 3 The site is surrounded by Residential housing development and commercial and industrial development within nearby Waipapa. Introduction of any production activity on the site would likely cause reverse sensitivity effects. Further to above, the site area is not sufficient to make a profit from productive land use. 29 Koropewa Road is unable to meet the criteria of Policy HZ-P1 which outlines the basis for zoning land Horticulture. As it cannot meet the criteria, a Rural Residential zoning is sought. The Rural Residential zone is less than 300m from the site, across the State Highway. To ensure that the site is not a zone anomaly we seek that the land between the subject site and the State Highway which has also been zoned Horticulture, also be rezoned to Rural Residential. These sites range from 2,000m² through to 1.3ha. Similar to the subject site these properties are all too small to be considered highly productive land suitable for horticultural use.	AND Amend the zoning of the nine lots between 29 Koropewa Road, Waipapa, and Highway 10, from Horticulture to Rural Residential (being 9, 13, 23, 25, 29A and 35 Koropewa Road, 1, 3 and 5 Pungaere Road, and 2079 State Highway 10 (inferred))		
FS44.6	Northland Planning & Development 2020 Ltd		Support	Soil testing has been completed on site which determined that the site does not contain highly versatile soils. As such, the site does not meet HZ-P1. The site also adjoins smaller rural-residential lots and therefore horticultural use would create reverse sensitivity effects. The site would be utilized and more appropriately zoned rural-residential.	Allow		Accept in part
FS172.404	Audrey Campbell-Frear		Support in part	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.	Allow		Accept in part
S284.001	Trent Simpkin	Horticulture Zone	Oppose	Kerikeri Horticulture Zone is too large and broad. The new Horticulture zone around Kerikeri is approximately 70-75 square kilometres. Submitter has two objections: 1) It's based upon info at a large scale (soil versatility maps) which aren't correct in a number of places such that its application is not suitable. 2) Many of the properties it has been placed upon (for example - Blue Gum Lane) is now used for other purposes i.e. rural residential. It is not a worthwhile zone to be	Amend the entire application of the zoning of Horticulture Zone surrounding Kerikeri (some 70-75 square kilometers) to look at areas more closely and tailor the zoning to the landuse. Rezone land used for residential activities within the proposed Horticulture Zone (e.g. Blue Gum Lane) from Horticulture Zone to Rural Residential Zone. A broad-brush approach based on soil versatility maps should		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				plastering around the outskirts of Kerikeri on sites that will never be used for horticulture again. The reason these two points matter is that the zone rules themselves are restrictive; no minor residential units, no air bnb renting out without consent, and commercial/industrial activities are all non complying.	not be used (see map attached to original submission).		
FS45.22	Tristan Simpkin		Support	Support as per Reasons given in submission	Allow		Accept in part
FS172.136	Audrey Campbell-Frear		Support	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone and support reconsideration of inconsistent zoning.	Allow		Accept in part
FS36.081	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. 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 each of the proposed rezonings.	Accept in part
FS350.040	Puketona Lodge Ltd		Support in part	The reasons given in the original submission and primary submission of the submitter to delete the Horticulture Zone and support reconsideration of inconsistent zoning. The Horticulture Zone (HZ) is not an appropriate zone for the following reasons: - HZ does not achieve the purpose of the RMA insofar as it does not promote the sustainable management of natural and physical resources; - HZ fails to give effect to the National Planning Standards and the National Policy Statement for Highly Productive Land (NPS-HPL); - HZ Section 32 evaluation is incomplete and flawed (refer specifics in full submission) - PDP does not provide strategic direction or policy support for the suite of rural zones proposed, nor does it support the Horticultural Zone - HZ provisions are not sufficiently different from the Rural	Allow	Allow the original submission in part.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Production Zone (and in some instances are more permissive).			
FS441.035	Adrian and Sue Knight		Support in part	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone and support reconsideration of inconsistent zoning.	Allow in part	Amend	Accept in part
FS570.855	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
FS566.869	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
FS569.891	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
S502.101	Northland Planning and Development 2020 Limited	Horticulture Zone	Oppose	A soil report has been completed at 22 Pungaere Road as part of a recent subdivision, and at 29 Koropewa Road. Both soil reports indicate that the sites do not contain highly versatile soils. It has been determined that none of these sites within this area can meet criteria (a) in HZ-P1. The way in which the policy is worded is that in order to be zoned horticultural you need to comply with (a), (b) and (c). As the allotments in this area are unable to comply, these sites should not be zoned horticultural. Given the size of these allotments no productive activity could be established, and if one was attempted it is likely that there would be reverse sensitivity issues.	Amend the Horticulture zone for sites identified in the submission to Rural Residential zone: • 1, 3, 5, 10, 12B, 22, 25 and 36 Pungaere Rd; and • 9, 13, 16, 23, 25, 29, 29A, 29B, 33, 38, 41, 43 Koropewa Rd		Accept in part
FS157.1	Jonathan Simpkin		Support	Point 2.3.5 correctly states that the area adjoins a light industrial zone to the south, which accommodates the Advance Build Housing factory. The Advance Build site is located on Lot 1 DP 359361, with immediately adjoining Lot 2 DP 359361 being in the same ownership. Lots 1 and 2 DP 359361 share a single property entrance and are used as one property. If the submission is allowed, as supported by this further submission, Lot 2 DP 359361 would remain as an isolated	Allow		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				site with Horticulture Zoning, surrounded by Rural Residential and Light Industrial Zoning. Given the size of Lot 2 DP 359361 at 1.1960ha as an isolated pocket of Horticulture Zone, where the size precludes a highly productive use as detailed in point 2.3.2, that zoning would inappropriate. A consistent and rational outcome is to match the zoning of Lot 2 DP 359361 to that of neighbouring Lot 1 DP 359361, i.e. Light Industrial, and to rezone the properties identified in the original submission to Rural Residential, for the reasons specified in that submission.			
FS172.405	Audrey Campbell-Frear		Support in part	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.	Allow		Accept in part
S288.005	Tristan Simpkin	Horticulture Zone	Oppose	Blue Gum Lane has proposed zoning of 'Horticulture'. In reality, the majority of Blue Gum lane is being used for Residential purposes, so it should be zoned Rural Residential. This is another case of 'lazy zoning' where the activity currently occuring on the site (residential dwellings in this purpose) should drive the zoning for that area. Blue Gum lane will never return to Horticultural Activities, and it is clearly Rural Residential activities, so the zoning should reflect this. Changing it to Horticulture not only restricts the landowners on their small blocks of land but also means more resource consents and applications to council to get any activities approved in the area.	Amend zoning of land at Blue Gum Lane, Kerikeri from Horticulture Zone to Rural Residential Zone. This includes land at 2-17 Manoko Place, 7-80 Blue Gum Lane, 1574, 1556A, 1556B, 1556C, 1608, 1608C, 1608E, 1626 State Highway 10, Kerikeri, (see map attached to original submission).		Accept in part
FS29.30	Trent Simpkin		Support	I support this suggestion. No point zoning residential areas to Horticulture zone when there are already homes on the sites.	Allow		Accept in part
FS172.389	Audrey Campbell-Frear		Support	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.	Allow		Accept in part
FS570.885	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
FS566.899	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
FS569.921	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
S325.001	Adrian and Sue Knight	Horticulture Zone	Oppose	The Horticulture Zone does not achieve the purpose of the RMA and fails to give effect to the National Planning Standards and the National Policy Statement for Highly Productive Land. The Horticulture Zone section 32 evaluation is incomplete and flawed. The PDP does not provide strategic direction or policy support for the suite of rural zones proposed, nor does it support the Horticultural Zone. The Horticulture Zone has only been proposed within the Kerikeri area and the provisions are not sufficiently different from the Rural Production Zone (and in some instances are more permissive).	Delete the proposed Horticulture Zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential zones as appropriate.		Accept in part
FS172.6	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Accept in part
FS350.048	Puketona Lodge Ltd		Support	The reasons given in the original submission and primary submission of the submitter. The Horticulture Zone does not achieve the purpose of the RMA and fails to give effect to the National Planning Standards and the National Policy Statement for Highly Productive Land. The Horticulture Zone section 32 evaluation is incomplete and flawed. The PDP does not provide strategic direction or policy support for the suite of rural zones proposed, nor does it support the Horticultural Zone. The Horticulture Zone has only been proposed within the Kerikeri area and the provisions are not sufficiently different from the Rural Production Zone (and in some instances are more permissive).	Allow	Allow the original submission.	Accept in part
S534.001	Roger Atkinson	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);	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential as appropriate.		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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).			
FS172.12	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Accept in part
FS350.001	Puketona Lodge Ltd		Support	The reasons given in the original submission and primary submission of the submitter. 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 within the	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
				Kerikeri area; and f. The Horticulture zone provisions are not sufficiently different from the Rural Production Zone (and in some instances are more permissive).			
FS566.002	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
FS441.001	Adrian and Sue Knight		Support	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential as appropriate.	Allow	Delete	Accept in part
S534.006	Roger Atkinson	Horticulture 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.	Delete Horticulture zoning of land to the west of Maraenui Drive and to the south of Access Road, as per Appendix 1 of submission, zone Rural Residential.		Accept in part
FS172.15	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Accept in part
FS350.006	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.	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
				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.			
FS441.006	Adrian and Sue Knight		Support	Delete Horticulture zoning of land to the west of Maraenui Drive and to the south of Access Road, as per Appendix 1 of submission, zone Rural Residential	Allow	Delete	Accept in part
S535.001	John and Rose Whitehead	Horticulture 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.	Delete Horticulture zoning of land to the west of Maraenui Drive and to the south of Access Road, as per Appendix 1 of submission, zone Rural Residential.		Accept in part
FS172.16	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Accept in part
FS437.001	Martin T Robinson		Support	It represents the views I have on my land. I have no access to irrigation for horticultural crops. Much of my land is steep, rocky in native bush in forestry or is heavy clay	Allow	i seek that the whole of the submission point number be	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
						allowed including my property to the east of the horticulutral and kerikeri irrigation scheme. I am presently rural production. further to soil mapping this should be included in the irrigation scheme	
S549.005	Levin Stones Holding Limited, Keri Keri Park Lodge Limited	Horticulture Zone	Oppose	Rural Residential Zone is the most appropriate zoning along the western side of Kerikeri Road south of Access Road to SH10 because: a. There are properties located within this area that are consistent with the intended purpose of the Rural Residential Zone. b. The character and amenity of this area is consistent with the PDP zoned land Rural Residential Zone. c. The proposed Horticulture Zone fails to enable sustainable use and development of the properties within this area.	Amend to review the Rural Residential zone on the edge of Kerikeri and rezone land to Rural Residential along the western side of Kerikeri Road south of Access Road to SH10.		Accept in part
FS172.37	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Accept in part
FS565.005	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
FS350.060	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 along the western side of Kerikeri Road south of Access Road to SH10 because: a. There are properties located within this area that are consistent with the intended purpose of the Rural Residential Zone. b. The character and amenity of this area is consistent with the PDP zoned land Rural Residential Zone. c. The proposed Horticulture Zone fails to enable sustainable use and development of the properties within this area.	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
FS441.051	Adrian and Sue Knight		Support	The reasons given in this primary submission and in my primary submission.	Allow	Amend	Accept in part
FS570.2190	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
FS566.2204	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
FS569.2226	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
S252.005	Hall Nominees Ltd	Horticulture 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 character and amenity of this area is consistent with the PDP zoned land Rural Residential zone. c. The proposed Horticulture zone fails to enable sustainable use and development of the properties within this area. The Rural Residential Zone is indented to provide for development around existing urban areas where they are contiguous with the urban environment, to cater for growth and to provide a transition between urban and rural zones. The area to be rezoned will achieve these outcomes. The Section 32 Rural Environments does not provide any further zone criteria, nor does it provide any justification or evaluation of the extent or zone boundaries. The Rural Residential zone should extend to incorporate existing allotments which are Rural Residential in character, nature and amenity along the eastern side of Kerikeri Road south of Maraenui Road in the mapped location. This area is fragmented with existing smaller allotment sizes. Rezoning additional land to Rural Residential zone	Delete the Horticulture zone on the edge of Kerikeri and rezone the land Rural Residential in accordance with the Map in Appendix 1 to the submission, i.e., to the southeast of the intersection of Maraenui Drive and Kerikeri Road.		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				will contribute additional residential capacity. The area is materially compromised for rural production activities due to the existing fragmentation and potential for reverse sensitivity effects.			
FS172.42	Audrey Campbell-Frear		Support	The reasons given in this primary submission and in my primary submission.	Allow		Accept in part
FS36.101	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. 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 in part
FS350.031	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 character and amenity of this area is consistent with the PDP zoned land Rural Residential zone. c. The proposed Horticulture zone fails to enable sustainable use and development of the properties within this area. The Rural Residential Zone is indented to provide for development around existing urban areas where they are contiguous with the urban environment, to cater for growth and to provide a transition between urban and rural zones. The area to be rezoned will achieve these outcomes. The Section 32 Rural Environments does not provide any further zone criteria, nor does it provide any justification or evaluation of the extent or zone boundaries. The Rural Residential zone should extend to incorporate existing allotments which are Rural Residential in character, nature and amenity along the eastern side of Kerikeri Road south of Maraenui Road in the mapped	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
				location. This area is fragmented with existing smaller allotment sizes. Rezoning additional land to Rural Residential zone will contribute additional residential capacity. The area is materially compromised for rural production activities due to the existing fragmentation and potential for reverse sensitivity effects.			
FS441.026	Adrian and Sue Knight		Support	Delete the Horticulture zone on the edge of Kerikeri and rezone the land Rural Residential in accordance with the Map in Appendix 1 to the submission, i.e., to the southeast of the intersection of Maraenui Drive and Kerikeri Road.	Allow	Delete	Accept in part
FS354.281	Horticulture New Zealand		Oppose	The submitter seeks the deletion of the Horticulture Zone and all the maps. HortNZ supports the Horticulture Zone and the mapped areas as in the Proposed Plan.	Disallow	Disallow S252.005	Accept in part
FS570.722	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
FS566.736	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
FS569.758	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
S456.001	New Zealand Eco Farms Ltd	Horticulture Zone	Support in part	The proposed zoning does not give effect to the RPS. Highly versatile soils, as defined under the RPS, are mapped within the NZLRIS database. As indicated in Figure 2, it is only the southern portions of the sites that are identified as containing these versatile soils. The proposed Horticultural Zoning has been applied to the entirety of the site including land that is not identified as being highly versatile. The proposed zoning does not give effect to the NPS-HPL. The proposed zoning will include land that is not identified as being 'highly productive' under the PDP. This appears to be the result of the Horticultural Zoning being	rezone 74 Sandys Road, Waipapa. The farm is held in two separate titles referenced RT 989168 (Lot 9 DP 560482, Lot 2 DP 468688, Lot 3 DP 468688, Lot 4 DP 527025 and Section 52 Blk XII Kaeo SD) and NA93A/957 (Lot 2 DP 156008). The farm has a combined area of 117.6311ha from Hoticulture zone to reflect		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				applied to the entirety of the farm, irrespective of underlying soil composition. The proposed zoning is not consistent with the policy direction contained within the HZ chapter of the PDP. Policy HZ-P1 requires council to identify a Horticulture Zone in the Kerikeri/Waipapa area using the following criteria: presence of highly productive land suitable for horticultural use; access to a water source, such as an irrigation scheme or dam able to support horticulturaluse; and infrastructure available to support horticultural use The proposal to rezone the entirety of this site HZ does not give effect to policy HZ-P1, as much of the land within the farm is not identified as containing highly productive land	the mapped highly versatile soils/ highly productive land or As an alternative to the relief sought above, the Horticultural Zone should be abandoned in favour of the Rural Production Zone.		
FS172.144	Audrey Campbell-Frear		Support in part	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.	Allow		Accept in part
FS364.001	New Zealand Eco Farms Ltd		Support	a. To submit a supplementary soil and resource report that has been prepared by Hanmore Land Management. This report confirms that only low-lying areas in southern and central portions of the site are considered to be 'Highly Productive' in the context of the National Policy Statement for Highly Productive Land (NPS-HPL). As a result, this conclusion further supports the submission made by NZEF that the proposed Horticultural Zone for the entire farm is inappropriate. b. The relief proposed in the NZEF original submission represents the most effective and efficient use of the land. c. The relief proposed best achieves sustainable management under Part 2 of the RMA.	Allow	allow original submission	Accept in part
S502.102	Northland Planning and Development 2020 Limited	Horticulture Zone	Oppose	There are a number of smaller sites dotted along the zone boundary (identified in the submission) which range from 3000m2 – 3.2ha similar to the example above, all do not meet the criteria of a site with land that could be highly productive given the available area is less than 7ha for kiwifruit. In looking further beyond these sites, through to the State Highway, there is only one single property zoned Horticulture which is greater than 7ha. As a result we do not consider that the application of the horticultural zone to	Amend the Horticulture zone in the vicinity of Access Rd Kerikeri, as identified in the submission, to Rural Residential zone.		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				these sites meets Councils Policy for the zone. As such, we seek that the horticultural zone is removed form these sites, and replaced with the Rural Residential zone. In the event this stance is not accepted we seek that the Rural Residential zone boundary be extended to capture those sites which are already of a rural residential size, or which gain access off Access Road.			
FS172.145	Audrey Campbell-Frear		Support	For the reasons set out in my primary submission to delete the Horticulture Zone and to rezone land to Rural Residential.	Allow		Accept in part
FS350.043	Puketona Lodge Ltd		Support	The reasons given in the primary submission of the submitter to delete the Horticulture Zone and rezone land to Rural Residential. The Horticulture Zone (HZ) is not an appropriate zone for the following reasons: - HZ does not achieve the purpose of the RMA insofar as it does not promote the sustainable management of natural and physical resources; - HZ fails to give effect to the National Planning Standards and the National Policy Statement for Highly Productive Land (NPS-HPL); - HZ Section 32 evaluation is incomplete and flawed (refer specifics in full submission) - PDP does not provide strategic direction or policy support for the suite of rural zones proposed, nor does it support the Horticultural Zone - HZ provisions are not sufficiently different from the Rural Production Zone (and in some instances are more permissive).	Allow	Allow the original submission.	Accept in part
FS243.209	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	Seeking the Horticulture zone around Kerikeri to be amended to Rural Residential zone	Accept in part
FS441.038	Adrian and Sue Knight		Support	For the reasons set out in my primary submission to delete the Horticulture Zone and to	Allow	Amend	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				rezone land to Rural Residential.		
S61.001	Robert Sintes	Horticulture Zone	Oppose	Lot 1 DP 564639 (90 Wiroa Road) and Lot 2 DP 564639 (90A Wiroa Road) are inappropriately included in the Horticulture zone (and by default many surrounding homes/lot areas are also incapable of any realistic horticultural activity). Through a recent subdivision application, the soils on the above properties were identified by a soil scientist as incompatible with any sustainable horticultural production, covered in rocks and surrounded by existing homes on small blocks of land 2 acres (and other smaller sites), creating more than minor adverse reverse sensitivity effects for those homes under the proposed zoning, given the surrounding residential intensity. Combination of reverse sensitivity issues for surrounding neighbours if 90 and 90A Wiroa Road is rezoned as proposed. 90 and 90A Wiroa Road are already serviced by three phase power and access exceeding Council standard. 90A Wiroa Road already has in place, an approved registered engineer's spoil tests for a home's on-site sewage. 90 and 90A Wiroa Road are around 4km from Kerikeri centre, surrounded by houses of varying densities. Proposed zoning is incompatible with outcomes for existing homes and known ground conditions. In combination, demographics of current and ever-increasing residential spread and demand suggests current planning methods may not be sufficiently detailed, and an 'on ground' analysis may be useful. 90 and 90A Wiroa Road fall with the criteria for Rural Residential zoning, as outlined in the section 32 report.	Delete the Horticulture zoning of Lot 1 DP 564639 (90 Wiroa Road) and Lot 2 DP 564639 (90A Wiroa Road), zone Rural Residential.	Accept in part
FS172.151	Audrey Campbell-Frear		Support in part	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.	Allow	Accept in part
S64.001	Matthew Edward Arthur and Jennifer Ellen Arthur	Horticulture Zone	Oppose	The Rural Residential Zone is a more appropriate zone for this site because: a) It better aligns with existing development, size of landholdings and surrounding land uses. b) There is no existing horticultural use, and the land is not suitable for such usage. c) The land is not consistent with the Horticulture Zone provisions.	Amend zoning of land at 244 Waimate North Road, Kerikeri (Lot 1 DP 202943), from Horticulture Zone to Rural Residential Zone.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				d) Rural Residential zoning is more consistent with higher order Resource Management Act 1991 ('RMA') policies and plans. e) Rural Residential zoning is more consistent with the purpose and principles of the RMA		
FS172.393	Audrey Campbell-Frear		Support in part	Support deletion of Horticulture Zone and reconsideration of inconsistent zoning.	Allow	Accept in part
S87.001	Imago Inocente and Dan Karl Farnham	Horticulture Zone	Oppose	The submitter opposes the Horticulture zoning of the area of Pungaere Road, Waipapa, including Koropewa Road, Ngapuhi Road and Riverstream Drive. The submitter considers that the Rural Production zone provides for horticulture. The area consists of small lifestyle blocks and that a change of zoning that encourages residential development would be more appropriate given the proximity of the area to Waipapa.	Amend zoning of the area of Pungaere Road including Koropewa Road, Ngapuhi Road and Riverstream Drive from Horticulture Zone to Rural Residential Zone.	Accept in part
FS172.397	Audrey Campbell-Frear		Support in part	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.	Allow	Accept in part
S266.001	Michael Francis Toft, Robert George Vellenoweth and Colleen Wendy, Wardlaw, AJ Maloney Trustee Limited, Donald Frank Orr, Vivien Marie Coad, Deanna Lee MacDonald, Dianne Catherine Hamilton, Robert Hamilton, Timothy George Sopp, Mathew Robert Hill, Barry Charles Young, Joan	Horticulture Zone	Oppose	The reasons why it is believed that the Rural Residential Zone is a more appropriate zone for the Landholdings are: a) It better aligns with existing development, size of landholdings and surrounding land uses. b) There is no existing horticultural use on any of these Landholdings and the land is not suitable for such usage. c) The land is not consistent with the Horticulture Zone provisions. d) Rural Residential zoning is more consistent with higher order Resource Management Act 1991 ('RMA') policies and plans. e) Rural Residential zoning is more consistent with the purpose and principles of the RMA. We briefly expand on these reasons in the following sections. These matters will be fleshed out further in the evidence we call in support of our position at the hearing. Better aligns with existing development, size of landholdings and surrounding land uses Amending the zoning of the land, and perhaps other sites	rezone the following properties from Horticulture zone to Rural Residential zone NA127A/757 57 McCaughan Road NA123A/757 63 McCaughan Road, NA123A/748 79 McCaughan Road NA123A/749 93 McCaughan Road NA123A/454 49E McCaughan Road, NA124C/709 49B McCaughan Road NA110C/920 41 McCaughan Road NA124C/708 37F McCaughan Road, KERIKERI	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
	Catherine Young, Campbell Family Trustee Limited			of a similar nature, would redefine, but cement, the rural residential character that presently exists. The existing land uses are a mixture of rural residential activities. These Landholdings are generally not of a size and have already been previously subdivided to an extent where reversion to horticultural use is extremely unlikely. No existing horticultural use and land is not suitable for such usage The Landholdings are not currently used for horticulture, nor are many of the existing and developed sites within the surrounds. It is understood that the general area has some of the components which make the activity of horticulture potentially viable. This includes versatile soils, access to water, and access to other matters (i.e transport routes) that may make such horticultural activities viable. It is understood that the Regional Policy Statement for Northland 2016 based versatile soils off the New Zealand Land Resource Inventory. It is noted that this is based off mapping at a scale of 1:50,000. It is considered that this scale is appropriate for regional level planning, but at a district and site-specific level, mapping at such a scale should not be supported as rationale for rezoning areas of land within the Horticulture Zone. With reference to Annexure 1, the existing land uses on the Landholdings and surrounds are considered as lifestyle, according to the mapping, and in our view more appropriately considered as rural residential when considering the size of the allotments and existing residential development. The current level of residential development, fragmented		

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				allotments already approved and developed, and lack of clear site-specific rationale that confirms that the Landholdings under consideration (and other sites) do in fact have versatile soils, leads to the conclusion that they are not suitable for horticultural use. Land is not consistent with Horticulture Zone provisions Key objectives and policies for the Horticulture Zone seeks to manage its long-term availability and protection for the benefit of future generations, avoid land sterilisation that reduces the potential for highly productive land, avoids fragmentation of land and reverse sensitivity effects, does not exacerbate natural hazards, maintains rural character and amenity, and is serviced by on site infrastructure. In the context of the Landholdings and surrounds under consideration, it is considered to be difficult to achieve the intent of the zone. The primary reason for this is that the Landholdings and surrounds have already been fragmented, and perhaps sterilised to a point where 'retrofitting' zoning to suit the underlying soils characteristics (amongst a range of other things) is unlikely to result in a reversion from residential to horticultural activities. In this specific instance, the promoted protection intent of the zone is neglecting the reality on the ground. In terms of benefits for current and future generations, it appears that the rationale has been to consider this against an economic framework i.e what is the productive property area required to achieve a viable economic return. This above is considered in more detail in Economic Analysis Report 2020, particularly section 4.1.4 and Table 31 which concludes that:		

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				o Kiwifruit orchards would need to have a productive area of between 7ha and16ha respectively. These align closely with the current median sized horticultural property (7ha) and average sized horticultural property (17ha) (Figure 34). o Vineyards would need to have a productive area of between 11ha and 25ha respectively. o Dairy farming properties would need to have a productive area of between 46ha and 103ha respectively. The upper value is not dissimilar to the current median and average dairy farm property size (94ha and 126ha respectively) (Figure 35). o Sheep and beef properties would need to have a productive area of between 242ha and 538ha respectively. This is considerable larger than the estimated median and average sheep and beef property sizes currently in the district (Figure 36). This implies that the majority of the current sheep and beef properties may be making even smaller household returns (i.e. less than $45,000 per annum). Other income sources may be relevant. o Arable crop/grain farming properties would need to have a productive area of between 70ha and 155ha respectively. o Other livestock farms (but particularly deer farming properties) would need a productive area of between 126ha and 280ha. This table and section are provided in Annexure 2. Based on Council's own evidence, it seems counter-intuitive to support a zone change to Horticulture with respect to the Landholdings, given their size, existing residential use, and surrounding activities. Overall, the zone provisions are not appropriate for the Landholdings. Land is consistent with Rural Residential Zone provisions The Rural Residential Zone: a) Is predominantly used for rural residential activities and smallscale farming. b) Predominant character of the zone is maintained and enhanced and includes peri-urban scale residential		

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				activities, small scale farming activities with limited building and structures, smaller lot sizes than anticipated in the Rural Production and Rural Lifestyle zones, and a diver range of rural residential environments. c) Helps to meet the demand for growth around urban centres, whilst ensuring the ability of land to be rezoned for urban development is not compromised; and d) Has land use and subdivision where it maintains rural residential character and amenity, supports a range of rural residential and small-scale farming activities, and is managed to control reverse sensitivity issues. The Landholdings (and surrounds) are predominantly used for a mixture of residential activities, with scope for small scale farming activities (although this is not currently present on the Landholdings). The predominant character is rural residential, and this is evidenced on the Landholdings and in the surrounds. Rezoning the land to Rural Residential will assist with Council in its efforts to promote land for residential use. As the Landholdings can be self-serviced, there is no unintended drag on Council infrastructure. Further subdivision of the Landholdings would not result in reverse sensitivity effects. Rural residential development can act as a buffer between the rural lifestyle uses and horticultural uses that are present in the surrounds. More consistent with higher order RMA policies and plans In terms of the recently promulgated NPS for Highly Productive Soils, there are numerous requirements and exemptions therein which are relevant to the Landholdings under consideration. Section 3.4		

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				Mapping highly productive land contemplates a mapping exercise at a level of detail that 'identified individual parcels of land'. As mentioned above, this level of assessment has not been undertaken for the Landholdings, but further evidence may be provided to confirm this on behalf of the Landowners. The NPS also contains exemptions for activity on sites subject to permanent or long-term constraints (see 3.10). This allows an avenue for site specific matters, such as underlying development, existing fragmentation and surrounding land uses to be appropriately considered. The Landholdings and the surrounds certainly contain many of the items within the exemptions that would not dismiss that potential for the Landholdings to be zoned rural residential. The RPS does promote higher order action in that subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which ensures that subdivision in a primary production zone (i.e proposed Horticulture Zone) does not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil based primary production activities. It is evidenced within Council's own expert opinion, that the Landholdings could not appropriately generate sufficient returns to consider meeting the policy (refer Policy 5.1.1(f) of the RPS). Additional subdivision or land use on the Landholdings would likely generate more than $45,000 in annual household considered as a		

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				lower limit in the Economic Analysis Report, 2020. More consistent with the RMA The RMA seeks to enable people to provide for their economic, social, cultural and well-being while ensuring natural and physical resources remain available for future generations, and adverse effects are appropriately avoided, remedied or mitigated. The proposed Horticulture zoning of the Landholdings does not achieve the sustainable management of resources. As already noted, the current characteristics of the Landholdings and surrounds make it unusable for a horticultural purpose, and do not allow the owners to provide for their economic or social wellbeing. Nor does the zoning allow for the zone intent to be met, based on the underlying development, characteristics and factors present. The Rural Residential zoning would be more consistent with the purpose and principles of the RMA as it would enable these matters to be provided for in a coherent and more consistent manner than when considered against the provision intent and aims of the Horticulture Zone.			
FS172.403	Audrey Campbell-Frear		Support in part	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.	Allow		Accept in part
FS566.014	Kapiro Conservation Trust 2		Support	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
FS569.046	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	disallow the original submission	Accept in part
FS570.009	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	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
						inconsistent with our original submission	
FS156.1	Catherine Brooks		Support	I am a property owner and resident of Mccaughan road, which is the location to which this original submission refers. I strongly agree with all the points raised in the submission, and note also that there are similar submissions from numerous property owners throughout the area that has been proposed for new rezoning as horticultural. In addition to my support of the points already raised in the original submission, I would add further comment in opposition to the new horticultural zoning for Mccaughan road as follows: 1. I purchased my property on Mccaughan road in 2006, a decision which took into account the nature and characteristics of the surrounding residential properties, and also the then current land zoning status. While being close to horticultural activity along Kapiro road, the Mccaughan road development provides a rural residential setting and character, as was intended under the subdivision resource consent granted in the 1990's. The current proposal to change land zoning to horticultural has potential to negatively impact on future valuation of properties located on Mccaughan road, where future buyers may be influenced in viewing the zone as less desirable for residential living. 2. The majority of residential properties along Mccaughan road are located on land adjacent to and on the north side of the Waipapa Stream and smaller tributaries. As such the land has steeper south facing slopes that are very unlikely to be suitable for horticultural purposes. 3. Similar land characteristics exist on the south side of the Waipapa Stream, where residential properties are located in a similar environ to those on Mccaughan road. However, land on the south side remains zoned as Rural residential, suggesting that Mccaughan road should also be considered using similar logic. 4. In view of the long established residential development that currently exists on Mccaughan road, and taking into account the non productive nature of the land, it is highly unlikely that any future horticultural activity on these properties would occur. However, any proposals, although unlikely, would significantly increase reverse sensitivity issues for neighbouring property owners, and negatively	Allow		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				impact on property market valuation. For these reasons I support the original submission to oppose the new horticultural zoning proposal for of all properties on Mccaughan road.			
S275.001	Solid Landholdings Limited	Horticulture Zone	Oppose	The reasons why it is believed that the Rural Residential zone is a more appropriate zone for this site are: a) It better aligns with existing development, size of landholdings and surrounding land uses. b) There is no existing horticultural use, and the land is not suitable for such usage. c) The land is not consistent with the Horticulture zone provisions. d) Rural Residential zoning is more consistent with higher order Resource Management Act 1991 ('RMA') policies and plans. e) Rural Residential zoning is more consistent with the purpose and principles of the RMA.	Delete the Horticulture zone from 390 Kapiro Road, Kerikeri (legally described as Lot 3 DP 313168) and zone the land Rural Residential		Accept in part
FS566.015	Kapiro Conservation Trust 2		Support	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
S317.001	Two M Investments Limited	Horticulture Zone	Support	The submitter supports the Horticulture Special Purpose Zone over the landholding identified as Lot 2 DP 192231.	Retain the Horticulture Special Purpose Zone as it applies to the landholding identified as Lot 2 DP 192231.		Accept in part
FS566.922	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept in part
S19.001	Douglas Percy and Theodora Symes	Light Industrial Zone	Oppose	Consider that proposed zoning is intended to create a green zone as opposed to aligning with neighbouring surrounds. This doesn't make sense when the area is screened from the general public by the commercial premises already dotted along the south side of Waipapa Road. This area is the bridge between outer Kerikeri and Waipapa and infill housing makes more sense in this area than further urban sprawl beyond the boundaries of Kerikeri and Waipapa in all directions.	Amend the zoning of all land along the southern side of Waipapa Road, including Waitotara Drive, between State Highway 10 and Kerikeri River, which is not marked for recreation to Rural Residential zone (inferred)		Reject
FS102.1	Ernie Cottle		Support	I fully support this submission. The land in this street/area is already segmented and not suitable/usable for rural production. With the current zoning	Allow		Reject

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				it is inefficient use of land with the lot sizes being so large but primarily housing. All around the area zoning is different and Waitotara Drive stands out as a maverick. Given its close proximity to Waipapa, it is a great area for further housing intensification rather than more urban sprawl.			
FS102.2	Ernie Cottle		Support	I fully support this submission. The land in this street/area is already segmented and not suitable/usable for rural production. With the current zoning it is inefficient use of land with the lot sizes being so large but primarily housing. All around the area zoning is different and Waitotara Drive stands out as a maverick. Given its close proximity to Waipapa, it is a great area for further housing intensification rather than more urban sprawl.	Allow		Reject
FS172.383	Audrey Campbell-Frear		Support in part	Support reconsideration of inconsistent zoning.	Allow		Reject
FS370.046	Bunnings Limited		Oppose	No reasons stated.	Disallow in part	Retain the Light Industrial zoning for the property on Waipapa Road described in the original submission.	Reject
FS243.210	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 all land along the southern side of Waipapa Road, including Waitotara Drive, between State Highway 10 and Kerikeri River, which is not marked for recreation to Rural Residential zone.	Reject
S3.001	Ngamaia Farms Ltd	Natural Open Space Zone	Oppose	Given that the site is an active beef farm, with other rural production activities associated with the site, it seems that the Natural Open Space zone has been applied in error across our clients' landholdings. There is no apparent justification for the increase in extent. In the 'Overview' section for the Natural Open Space zone, it notes that "The Natural Open Space zone generally applies to public land	Amend the zoning so that all of the following records of title are Rural Production zone - NA48C/1396 (Section 60 Block X Takahue Survey District);		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				that is administered by government agencies and includes a variety of parks and historic reserves". Our client's land does not meet the rationale for such zoning and as such should be removed, with a reversion back to the Rural Production Zone.	- NA30A/294 (Section 52 and Part Section 32 Block X Takahue Survey District) - NA1034/213 (Section 36 Block X Takahue Survey District; and - NA26A/1387 (Section 35 and Section 40 Block X Takahue Survey District).	
S56.001	Christopher Thomas Kaye	Rural Lifestyle Zone	Oppose	The submitter opposes the proposed Rural Lifestyle zoning of 478 Hihi Road, Hihi (Lot 1 DP 492201). The submitter considers that the proposed zoning is not compatible with existing residential development and agricultural activity in the immediate area and is not consistent with the objectives RLZ-01 and RLZ-02. Also RLZ-R3 is not consistent with the existing residential activity in the immediate area. It is considered that the use of this property for low density residential use is more consistent with the objectives RRZ-01 and RRZ-02 and that RRZ-R3 is consistent with the residential activities in the surrounding environment.	Amend the zoning of 478 Hihi Road, Hihi (Lot 1 DP 492201) from Rural Lifestyle to Rural Residential.	Reject
S152.001	Nina Naera	Rural Lifestyle Zone	Oppose	Rezoning would allow more housing to be developed on Koutu Terrace, Koutu. There is little new land zoned for housing in Koutu, which means teachers and families of the new Te Kura Kaupapa Māori o Hokianga (built by the Ministry of Education at Koutu Point, with capacity for 200 students) have limited ability to locate near the school. Much of the built-on land in Koutu (on Koutu Loop and Koutu Point Roads), as per the council's e-plan, is adversely affected in some way by River Flood Hazards or Coastal Flooding. Therefore, for the future proofing of the settlement, more residential zoning is requested. At the moment, the 16 sections on Koutu Terrace are zoned Rural Lifestyle, meaning the sections which are all around one hectare in size can only take one residence. By zoning the road to Rural Residential, and considering the extended potential through discretionary as well as permitted activities under that zoning, the short Koutu Terrace road could support up to 40 or so households. The suggestion is consistent with the nine significant resource management issues that FNDC aims to address in this new District Plan. The area needs to be future-proofed for development, supporting the Kaupapa of the school and area with appropriate allocation of land in a modest level of	Amend the zoning of land for the following 16 properties on Koutu Terrace, Opononi from Rural Lifestyle to Rural Residential:- Lot 1 Koutu Point Road, Opononi 0473- Lots 1, 2, 3, 5, 6, 8, 9, 10, 11, 13, 14, DP 192999, Koutu Terrace, Opononi 0473 - 15 Koutu Terrace, Opononi 0473 (Lot 7 DP 192999)- 24 Koutu Terrace, Opononi 0473 (Lot 4 DP 192999)- 40 and 41 Koutu Terrace, Opononi 0473 (Lots 12 and 15 DP 192999)	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				intensification. Koutu Terrace is perfectly placed for self-contained houses under the sort of low-density intensification that Rural Residential zoning, or similar would provide.		
S176.001	Shane Allen	Rural Lifestyle Zone	Oppose	Rezoning would allow more housing to be developed on Koutu Terrace, Koutu. There is little new land zoned for housing in Koutu, which means teachers and families of the new Te Kura Kaupapa Māori o Hokianga (built by the Ministry of Education at Koutu Point, with capacity for 200 students) have limited ability to locate near the school. Much of the built-on land in Koutu (on Koutu Loop and Koutu Point Roads), as per the council's e-plan, is adversely affected in some way by River Flood Hazards or Coastal Flooding. Therefore, for the future proofing of the settlement, more residential zoning is requested. At the moment, the 16 sections on Koutu Terrace are zoned Rural Lifestyle, meaning the sections which are all around one hectare in size can only take one residence. By zoning the road to Rural Residential, and considering the extended potential through discretionary as well as permitted activities under that zoning, the short Koutu Terrace road could support up to 40 or so households. The suggestion is consistent with the nine significant resource management issues that FNDC aims to address in this new District Plan. The area needs to be future-proofed for development, supporting the Kaupapa of the school and area with appropriate allocation of land in a modest level of intensification. Koutu Terrace is perfectly placed for self-contained houses under the sort of low-density intensification that Rural Residential zoning, or similar would provide.	Amend the zoning of land for the following 16 properties on Koutu Terrace from Rural Lifestyle to Rural Residential:- Lot 1 Koutu Point Road, Opononi 0473- Lots 1, 2, 3, 5, 6, 8, 9, 10, 11, 13, 14, DP 192999, Koutu Terrace, Opononi 0473 - 15 Koutu Terrace, Opononi 0473 (Lot 7 DP 192999)- 24 Koutu Terrace, Opononi 0473 (Lot 4 DP 192999)- 40 and 41 Koutu Terrace, Opononi 0473 (Lots 12 and 15 DP 192999)	Reject
S142.001	Dandy Developments Limited	Rural Lifestyle Zone	Oppose	The submitter considers that the zoning of Lot 2 DP 195378 located at 458A Hihi Road, Hihi, should not be Rural Lifestyle but is more appropriate as Rural Residential Zone. The Rural Residential zoning better reflects the existing surrounding environment which contains existing rural residential development.	Amend the zoning of Lot 2 DP 195378 located at 458A Hihi Road, Hihi from Rural Lifestyle Zone to Rural Residential Zone.	Reject
S314.001	Karl Todd	Rural Lifestyle Zone	Oppose	In the wake of the establishment Te Kura Kaupapa Māori o Hokianga, the one area that could be further developed to enhance community growth for the school and district is the current under utilised subdivision that comprises Koutu Terrace. Over the last 12 years not many of the 16	Reconsider overall zoning potential of Koutu (including rezoning 16 properties accessed from Koutu Terrace from Rural Lifestyle to Rural Residential (inferred)) and look at ways	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				properties along Koutu Terrace have been developed, with many of them having a minimum size of 8,000 sqm and compounded by its infertile soil, establishes the sites to be uneconomic to produce with an encumbrance tenure to consistently maintain and present well. With Koutu Terrace already having roading infrastructure wouldn't this make sense to take advantage and further enhance development due to its favourable contour and close proximity to the kura that would potentially establish and attract more families and teachers? Rezoning would allow more housing to be developed on Koutu Terrace, Koutu. Lets not waste and under utilise this beautiful taonga. It would be submissive for the Koutu area to not encourage the full potential for further land development release and coincide with the opportunity Te Kura Kaupapa Māori o Hokianga presents to the community.	to optimise and enhance the beautification of the area.	
S187.096	The Shooting Box Limited	Rural Lifestyle Zone	Oppose	Refer to the full submission for specific reasoning in relation to rezoning on Part Lot 1 Deposited Plan 53930 (4.2152 hectares); and Lot 1 Deposited Plan 97835 and Lot 1 Deposited Plan 71896 (9715 m2).	Rezone from Rural Production to Rural Lifestyle the two properties owned by the Shooting Box Limited at 20 Kokinga Point Road, Rawhiti in the Eastern Bay of Islands. identified in its submission and legally described as Part Lot 1 Deposited Plan 53930 (4.2152 hectares); and Lot 1 Deposited Plan 97835 and Lot 1 Deposited Plan 71896 (9715 m2).	Reject
S455.001	Yvonne Steinemann	Rural Lifestyle Zone	Support in part		retain this zone when it is appropriately situatied near good roads between towns and the larger farming rural areas. large land block should not be subdivided when they are remote	Accept
S531.001	Robert Shaun Clarke	Rural Lifestyle Zone	Oppose	The one area most in need of change is the zoning that would allow more housing to be developed on Koutu Terrace, Koutu. There are 16 properties in the private hands of about as many owners on Koutu Terrace now, and only a couple have been built on in the past 10 years. In that time, Te Kura Kaupapa Maori o Hokianga has been built by the Ministry of Education at Koutu Point. This new Kura for the Hokianga community has a capacity of 200 students, which it is rapidly growing towards. The economic ecosystem that can and should be developed and supported in the surrounds of such an important facility has inadequate space designated. Most significantly, there is	Delete Rural Lifestyle zoning of Koutu Terrace, Koutu (South Hokianga), zone Rural Residential	Reject

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				little new land zoned for housing, which means teachers and families have limited ability to locate near the school. Much of the built-on land in Koutu (on Koutu Loop and Koutu Point Roads), as per the council's e-plan, is adversely affected in some way by River Flood Hazards or Coastal Flooding. Therefore, for the future proofing of the settlement, more residential zoning is requested. At the moment, the 16 sections on Koutu Terrace are zoned Rural Lifestyle, meaning the sections which are all around one hectare in size can only take one residence. By zoning the road to Rural Residential, and considering the extended potential through discretionary as well as permitted activities under that zoning, the short Koutu Terrace road could support up to 40 or so households. The suggestion is consistent with the nine significant resource management issues that FNDC aims to address in this new District Plan. In particular: ·Increased capacity for building on Koutu Terrace would acknowledge current and future demand for Kura-related teacher and family accommodation, but would also address the well acknowledged shortage of worker accommodation in the South Hokianga (which is holding back the development of the district in this area); ·Not foreseeing and providing for demand adequately will see Council having to waste resources retrospectively fixing the capacity issue by processing Proposed Plan Changes later; ·Koutu Terrace is actually positioned on a very significant terrace which has all the sections raised well above the River Flood Zone and Coastal Flood threats in the e-plan, meaning homes and structures on this terrace would be future-proofed for climate change (and allow for potential coastal retreat); ·The terrace is also a natural feature for a zone demarcation, and offers potential home- owners natural views of the coast and settlement, without the risks of actually being on the coastline; ·The soil-type on Koutu Terrace is poor for horticulture, having been sluiced for kauri gum historically (but, as per the resource consent, the properties are suitable for aerobic wastewater management with ample space);		

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				·From an iwi perspective, Koutu Terrace has an archaeological clearance already after having been thoroughly investigated during the original resource consenting process; ·The scale, character and amenity of the existing coastal 'settlement' at Koutu does not lend itself to quality housing development or intensification, and a new release of land would seem more appropriate. Overall, Koutu Terrace has vast plots of land which have been sold but not really developed, in an area which is obviously intensifying in association with the new Kura Kaupapa. This seems sub-optimal, and maybe even wasteful. The area needs to be future-proofed for development, supporting the Kaupapa of the school and area with appropriate allocation of land in a modest level of intensification. Koutu Terrace is perfectly placed for self-contained houses under the sort of low-density intensification that Rural Residential zoning, or similar would provide			
S477.019	Te Waka Pupuri Putea Trust	Rural Lifestyle Zone	Support	TWPTT as proprietor of 202 Okahu Road, Kaitaia (being Part Lot 1 DP 50012) support the proposed rezoning of the property and those appropriately appurtenant to within the Rural Lifestyle zone. This rezoning will provide an opportunity for the development of this property for a more appropriate land use than that for which it is currently zoned.	Retain the Rural Lifestyle zoning of 202 Okahu Road, Kaitaia (being Part Lot 1 DP 50012) and those properties appropriately appurtenant to within the Rural Lifestyle zone		Accept
S284.011	Trent Simpkin	Rural Lifestyle Zone	Oppose	It is clear from the zone maps that no thought has been given to Ahipara's future growth plans. Just because the projected population growth stats may not show growth in some areas around the Far North doesnt mean that land shouldn't be rezoned to allow development - because development drives increased population, more rates for FNDC and a better lifestyle for the local people with access to better services. the land behind the ahipara village was Coastal Living (min 5000m2 lots) and is now Rural Lifestyle (min 2Ha lots) - Why can't it be rural residential? all new development would be self serviced onsite so it needs opening up.	Amend zoning of land at 1 Kotare Street, 1 and 2 Kaka Street, 166-182 Takahe Road, 1A-C Moa Street, 42 and 65 Kiwi Street, 230 - 1418 Sandills Road, and Lot 5 Sandills Road, Ahipara, from Rural Lifestyle and Rural Production Zone to Rural Residential Zone (see map attached to original submission)		Reject
FS48.4	Nina Pivac		Support	On behalf of Clifford Hau, Whetuarama Hau, Darryl Smih, and Nora Smith all of whom own properties and reside on Moa Street, Ahipara:	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				We support this submission for those reasons outlined by Mr Simpkin.			
FS82.1	Darryl Smith		Support	if this rezoning is allowed then it will compromise any further expansion of Ahipara . Ahipara village is set to shrink because of coastal erosion ,so has only one direction to go and that is inland.	Allow		Reject
FS570.865	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
FS566.879	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
FS569.901	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
S288.011	Tristan Simpkin	Rural Lifestyle Zone	Oppose	It is clear from the zone maps that no thought has been given to Ahipara's future growth plans. Just because the projected population growth stats may not show growth in some areas around the Far North doesnt mean that land shouldn't be rezoned to allow development - because development drives increased population, more rates for FNDC and a better lifestyle for the local people with access to better services. the land behind the ahipara village was Coastal Living (min 5000m2 lots) and is now Rural Lifestyle (min 2Ha lots) - Why can't it be rural residential? all new development would be self serviced onsite so it needs opening up.	Amend zoning of land at 1 Kotare Street, 1 and 2 Kaka Street, 166-182 Takahe Road, 1A-C Moa Street, 42 and 65 Kiwi Street, 230 - 1418 Sandills Road, and Lot 5 Sandills Road, Ahipara, from Rural Lifestyle and Rural Production Zone to Rural Residential Zone (see map attached to original submission)		Reject
FS48.7	Nina Pivac		Support	On behalf of Clifford Hau, Whetumarama Hau, Darryl Smith and Nora Smith all of whom own properties and reside on Moa Street, Ahipara: We support this submission for those reasons outlined by Mr Simpkin.	Allow		Reject
FS29.33	Trent Simpkin		Support	I support this suggestion of the zone amendments as it makes the most sense for the said areas.	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS82.2	Darryl Smith		Support	Ahipara must be able to expand inland	Allow		Reject
FS570.890	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
FS566.904	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
FS569.926	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
S444.001	Kapiro Conservation Trust	Rural Lifestyle Zone	Oppose	The zoning of Lot 1001 DP 532487 (agricultural farmland known as Tubbs farm, Kapiro Road) needs to take full account of the good quality soil on this site, a finite valuable natural resource. - A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supporting capacity of soil. - A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of the few remaining large blocks of Class 2 land in the District. - Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2). - Retaining 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. - Lot 1001 borders the Horticulture zone so it is logical to include it in the Horticulture zone. Or alternatively, Rural Production zone would also protect the natural resource at the site. - Government reports have concluded that creating new lifestyle blocks and residential development on good quality land is a national problem - it fragments land and leads to the permanent loss of productive land. - FNDC's submission to MPI on highly productive land in 2019 acknowledged the cumulative loss of good land. FNDC stated that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities	Amend the Rural Lifestyle zoning of Lot 1001 DP 532487 (known as Tubbs farm) to either the Horticulture zone or Rural Production zone.		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive". Residential development on Lot 1001 is inappropriate for many reasons - - In legal terms, there is no functional need for residential development on this particular site. There are alternative sites on lower quality land that is more suitable for residential development. - The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site due to adverse effects of fragmenting and losing productive land identified by MPI, MfE and expert reports. - Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. - Development on this site will generate many other adverse effects - such as urban sprawl in a rural environment; large amount of additional traffic on Landing Road one-lane bridge and Kapiro Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. In conclusion: Good soil needs to be zoned for productive agricultural use. The only appropriate zone for the farmland at Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.			
FS88.2	Stephanie Lane		Support	It's very important for the food security of NZ that we don't waste good productive ground on residential properties.	Allow		Reject
FS172.143	Audrey Campbell-Frear		Oppose	For the reasons set out in my primary submission to delete the Horticulture Zone.	Disallow in part		Accept in part
FS550.002	Lloyd Anderson		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.	Allow	amend zoning	Reject

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				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 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.			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS569.002	Vision Kerikeri 2		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 wellfunctioning 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. 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	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				(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 orchards. □ Residential/urban development in this location 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 in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.			
FS333.054	Maree Hart		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	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS549.002	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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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&			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				ecological values, water quality, landscape, rural character and amenity values.			
FS443.002	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 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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS390.002	Tracey Schubert		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 southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS353.002	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS352.002	Kathryn Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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&			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				ecological values, water quality, landscape, rural character and amenity values.			
FS342.002	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS338.002	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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS337.002	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS336.002	Roger Holman		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	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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&			

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				ecological values, water quality, landscape, rural character and amenity values.			
FS335.002	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – 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 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	Allow	amend zoning	Reject

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				a compact urban footprint and would actually improve connectivity with central Kerikeri. Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers. Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects – including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS334.002	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS569.1755	Vision Kerikeri 2		Support		Allow		Reject
FS570.1735	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow		Reject
S22.003	Trent Simpkin	Rural Lifestyle Zone	Oppose	The zoning of existing subdivided land should reflect the state that the land is now in. hese should be Rural Residential as they will never be used again for Rural Production, and is a perfect place for Kerikeri to expand with onsite sewer/stormwater disposal without having to install more infrastructure.	Amend the zoning for the 8000 - 12000m2 lots at Blue Penguin Drive, Fernbird Grove and Kingfisher Drive, Kerikeri from Rural Lifestyle to Rural Residential (see map attached to original submission).		Accept in part
FS45.24	Tristan Simpkin		Support	Support as per Reasons given in submission	Allow		Accept in part
FS550.033	Lloyd Anderson		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS333.017	Maree Hart		Oppose	The original submission seeks inappropriate changes, such as re-zoning Lot 1001 DP 532487, Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. They also seek to amend the relevant rural provisions to be more permissive such as removing reference to rural character and amenity. The scale and intensity of residential development sought by the original submission would create a new township in the rural areas at the northern end of Landing Road. This scale and intensity is not anticipated in either the Operative or Proposed District Plan. It would generate urban sprawl in a rural area that lacks relevant infrastructure and would fail to provide a compact urban footprint for Kerikeri. The proposed changes would generate a large number of 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.	Disallow	Amend zoning of Lot 1001 DP 532487 to Horticulture zone or Rural Production zone; Amend provisions to protect other sites referenced in the original submission by Rural Lifestyle zoning and where relevant, provisions relating to the protection of the coastal environment, wetlands/saltmarshes, and areas that are visible from coastal waters; 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	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
						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, wetlands and saltmarshes, areas that are visible from coastal waters or public land.	
FS569.021	Vision Kerikeri 2		Oppose	The scale and intensity of urban/residential development sought by these submissions would create a new township in rural areas at the eastern end of Kapiro Road, generating a scale and density of development that is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area and coastal area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. These submissions seek inappropriate re-zoning e.g. re-zoning Lot 1001 DP 532487 (Tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive, Kingfisher Drive etc, as Rural Residential. Importantly, some of the submission points seek to weaken the objectives, policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone in general. If such changes were allowed, they would apply across the entire District, and would promote urban sprawl in rural areas in all parts of the District. Their proposed changes would generate a large number of cumulative adverse effects, such as impacts on wetlands/saltmarshes,	Disallow	Re-zoning of Lot 1001 DP 532487 (Tubbs farmland) in Rural Production or Horticulture zone. • Rural Lifestyle zoning for existing residential properties in Blue Penguin Drive, Fernbird Grove and Kingfisher Drive, as in PDP planning map. • Minimise urban sprawl and protect the general coastal area of Skudders Beach Road by applying Rural Lifestyle zoning to existing paddocks and undeveloped areas, and ensure better protection of the coastal environment, areas that are visible from coastal waters or public land, ecological values, wetlands/ saltmarshes etc	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				ecological values, rural environment, coastal environment, traffic impacts on one-lane bridge, amenity values and other adverse effects noted under our Further Submission 1 above.			
FS62.031	Kapiro Conservation Trust 1		Oppose	The scale and intensity of urban/residential development sought by these submissions would create a new township in rural areas at the eastern end of Kapiro Road, generating a scale and density of development that is not anticipated in the Operative and Proposed District Plans. □□It would generate urban sprawl in a rural area and coastal area that lacks appropriate infrastructure, and would fail to provide a compact urban footprint for Kerikeri town. □□These submissions seek inappropriate zoning e.g. re-zoning Lot 1001 DP 532487 (Tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive, Kingfisher Drive etc, as Rural Residential. □□Importantly, some of the submission points seek to weaken the objectives, policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone in general. If such changes were allowed, they would apply across the entire District, and would promote urban sprawl in rural areas in all parts of the District. □□Their proposed changes would generate a large number of cumulative adverse effects, such as impacts on wetlands/saltmarshes, ecological values, rural environment, coastal environment, traffic impacts on one-lane bridge, amenity values and other adverse effects noted under our Further Submission 1 above	Disallow	Re-zoning of Lot 1001 DP 532487 (Tubbs farmland) in Rural Production or Horticulture zone. • Rural Lifestyle zoning for existing residential properties in Blue Penguin Drive, Fernbird Grove and Kingfisher Drive, as in PDP planning map. • Minimise urban sprawl and protect the general coastal area of Skudders Beach Road by applying Rural Lifestyle zoning to existing paddocks and undeveloped areas, and ensure better protection of the coastal environment, areas that are visible from coastal waters or public land, ecological values, wetlands/saltmarshes etc.	Accept in part
FS549.033	Vanessa Anderson		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS443.033	Peter O'Neil Donnellon		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS390.033	Tracey Schubert		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS353.033	Al Panckhurst		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS352.033	Kathryn Panckhurst		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS342.033	Chris Baker		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS338.033	Pearl Mahoney		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS337.033	Kevin Mahoney		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS336.033	Roger Holman		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS335.033	Craig and Mary Sawers		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS334.033	Fiona Clarke		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
S24.001	Trent Simpkin	Rural Lifestyle Zone	Oppose	Nearly all of the land that was zoned Coastal Living (minimum discretionary lot size 5000m2) has been changed to Rural Lifestyle (minimum discretionary lot size 2ha which is 4x the size). All this land that could be subdivided down into 5,000m2 lots (under the Operative District Plan (inferred)), with the new Rural Lifestyle zone can only be as small as 20,000m2. The Far North needs to be growing, not shrinking, so we need to provide more properties for people to live on. New developments and parcels of land mean more rates for FNDC, increasing income and making our district a better, more vibrant place. See attachments as examples - Taipa, Kerikeri Inlet,	Amend all Rural Lifestyle zoned land (District-wide (inferred)) to Rural Residential (and let the coastal environment rules cover coastal issues); OR reduce the Rural Lifestyle Zone Discretionary minimum lot size to 5,000m2 (see attachments to original submission as examples)		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Rangitane River Park, Paihia, Orongo Bay, Opua. Also Ahipara.			
FS45.25	Tristan Simpkin		Support	Support as per Reasons given in submission	Allow		Accept in part
FS550.034	Lloyd Anderson		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS333.018	Maree Hart		Oppose	The original submission seeks inappropriate changes, such as re-zoning Lot 1001 DP 532487, Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. They also seek to amend the relevant rural provisions to be more permissive such as removing reference to rural character and amenity. The scale and intensity of residential development sought by the original submission would create a new township in the rural areas at the northern end of Landing Road. This scale and intensity is not anticipated in either the Operative or Proposed District Plan. It would generate urban sprawl in a rural area that lacks relevant infrastructure and would fail to provide a compact urban footprint for Kerikeri. The proposed changes would generate a large number of	Disallow	Amend zoning of Lot 1001 DP 532487 to Horticulture zone or Rural Production zone; Amend provisions to protect other sites referenced in the original submission by Rural Lifestyle zoning and where relevant, provisions relating to the protection of the coastal environment, wetlands/saltmarshes, and areas that are	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.		visible from coastal waters; 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, wetlands and saltmarshes, areas that are visible from coastal waters or public land.	
FS569.022	Vision Kerikeri 2		Oppose	The scale and intensity of urban/residential development sought by these submissions would create a new township in rural areas at the eastern end of Kapiro Road, generating a scale and density of development that is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area and coastal area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. These submissions seek inappropriate re-zoning e.g. re-zoning Lot 1001 DP 532487 (Tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive, Kingfisher Drive etc, as Rural Residential. Importantly, some of the submission points seek to weaken the objectives, policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone in general. If such changes were allowed, they would apply across the entire District, and would promote urban sprawl in rural areas in all parts of the District. Their proposed changes	Disallow	Re-zoning of Lot 1001 DP 532487 (Tubbs farmland) in Rural Production or Horticulture zone. • Rural Lifestyle zoning for existing residential properties in Blue Penguin Drive, Fernbird Grove and Kingfisher Drive, as in PDP planning map. • Minimise urban sprawl and protect the general coastal area of Skudders Beach Road by applying Rural Lifestyle zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				would generate a large number of cumulative adverse effects, such as impacts on wetlands/saltmarshes, ecological values, rural environment, coastal environment, traffic impacts on one-lane bridge, amenity values and other adverse effects noted under our Further Submission 1 above.		to existing paddocks and undeveloped areas, and ensure better protection of the coastal environment, areas that are visible from coastal waters or public land, ecological values, wetlands/ saltmarshes etc	
FS62.032	Kapiro Conservation Trust 1		Oppose	The scale and intensity of urban/residential development sought by these submissions would create a new township in rural areas at the eastern end of Kapiro Road, generating a scale and density of development that is not anticipated in the Operative and Proposed District Plans. □□It would generate urban sprawl in a rural area and coastal area that lacks appropriate infrastructure, and would fail to provide a compact urban footprint for Kerikeri town. □□These submissions seek inappropriate zoning e.g. re-zoning Lot 1001 DP 532487 (Tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive, Kingfisher Drive etc, as Rural Residential. □□Importantly, some of the submission points seek to weaken the objectives, policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone in general. If such changes were allowed, they would apply across the entire District, and would promote urban sprawl in rural areas in all parts of the District. □□Their proposed changes would generate a large number of cumulative adverse effects, such as impacts on wetlands/saltmarshes, ecological values, rural environment, coastal environment, traffic impacts on one-lane bridge, amenity values and other adverse effects noted under our Further Submission 1 above	Disallow	Re-zoning of Lot 1001 DP 532487 (Tubbs farmland) in Rural Production or Horticulture zone. • Rural Lifestyle zoning for existing residential properties in Blue Penguin Drive, Fernbird Grove and Kingfisher Drive, as in PDP planning map. • Minimise urban sprawl and protect the general coastal area of Skudders Beach Road by applying Rural Lifestyle zoning to existing paddocks and undeveloped areas, and ensure better protection of the coastal environment, areas that are visible from coastal waters or public land, ecological values, wetlands/saltmarshes etc.	Accept in part
FS549.034	Vanessa Anderson		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential.	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS443.034	Peter O'Neil Donnellon		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS390.034	Tracey Schubert		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS353.034	Al Panckhurst		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS352.034	Kathryn Panckhurst		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS342.034	Chris Baker		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS338.034	Pearl Mahoney		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS337.034	Kevin Mahoney		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS336.034	Roger Holman		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS335.034	Craig and Mary Sawers		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS334.034	Fiona Clarke		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
S284.008	Trent Simpkin	Rural Lifestyle Zone	Oppose	Taipa Heights/Cable Bay Area Should be Rural Residential, not Rural Lifestyle. The land was 'Coastal Living' zoned land in the current District Plan, which allowed subdivision down to 5000m2. The proposed plan has zoned it Rural Lifestyle, meaning a minimum lot size of 2Ha. There is no logical reason why the minimum lot size on all this land has been increased by 4x, and many of the lots within this area are of a 'Rural Residential' size already. We need to be	Amend zoning for all land currently zoned Rural Lifestyle Zone within the Taipa Heights/Cable Bay area from Rural Lifestyle Zone to Rural Residential Zone. This includes all properties accessed from Taipa Heights Drive, Olive View Heights Drive, Stratford Drive (see map attached to original submission)		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				encouraging subdivision in areas like this, to stimulate growth and the Far North economy.			
FS45.26	Tristan Simpkin		Support	Support as per Reasons given in submission	Allow		Accept in part
FS36.084	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. 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 each of the proposed rezonings.	Accept in part
FS570.862	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
FS566.876	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
FS569.898	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
S284.009	Trent Simpkin	Rural Lifestyle Zone	Oppose	It is clear from the zone maps that no thought has been given to Ahipara's future growth plans. Just because the projected population growth stats may not show growth in some areas around the Far North doesnt mean that land shouldn't be rezoned to allow development - because development drives increased population, more rates for FNDC and a better lifestyle for the local people with access to better services. the land behind the Ahipara village was Coastal Living (min 5000m2 lots) and is now Rural Lifestyle (min 2Ha lots) - Why can't it be rural residential? all new development would be self serviced onsite so it needs opening up.	Amend zoning of land at 1-25 Weka Street, Ahipara, 2-15 Albatross Alley, Ahipara and Lot 1, Albatross Alley, Ahipara from Rural Lifestyle Zone to Rural Residential Zone (see map attached to original submission).		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS45.27	Tristan Simpkin		Support	Support as per Reasons given in submission	Allow		Reject
FS570.863	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
FS566.877	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
FS569.899	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
S284.014	Trent Simpkin	Rural Lifestyle Zone	Oppose	Tokerau/Whatuwhiwhi needs Rural Residential zoning. The area behind the houses along the Tokerau foreshore is asking to be rezoned - Rural Residential - as circled in red on my attached map. Also - what was Coastal Living zoned land allowing subdivisions down to 5000m2 - has been changed to rural lifestyle with a min size of 2Ha. All of this land should be zoned Rural Residential, not Lifestyle or Production. FNDC needs to allow our townships to grow to help drive development and more thriving communities. Using the rural residential zone to transition between dense residential zoning and rural production makes a township 'feel good'.	Amend zoning of land between Inland Road and Tokerau Beach Road to Rural Residential Zone. Use the Rural Residential Zone to transition between dense residential zoning and Rural Production zone.		Reject
FS45.28	Tristan Simpkin		Support	Support as per Reasons given in submission	Allow		Reject
FS570.868	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
FS566.882	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
FS569.904	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
S288.004	Tristan Simpkin	Rural Lifestyle Zone	Oppose	The proposed zoning is Rural Lifestyle, which has a minimum lot size of 2Ha. I suggest the zoning should be Rural Residential. 2Ha lots are quite literally a waste of land. Kerikeri needs to grow, and these parcels of land are an obvious location for growth. There are two items here: 1) The existing lots on Blue Penguin Drive and Fernbird Grove vary in size from 8000m2 to 2.6Ha, with most of them being between 8000-9000m2. This is terrible use of land, and if was rezoned to be Rural Residential, these landowners could subdivide allowing better use of these 8000m2 lots, which should have four homes on them, not one. 2) The large block of land between Redcliffs road and Blue Penguin - this also should be Rural Residential zoned. There is a lot of discussion around the cost of sections and property in and around Kerikeri. By stifling development, this will reduce supply, and therefore increase prices yet further. Kerikeri is, and will, continue to grow as its a desirable place to live in New Zealand. The new zoning maps need to reflect that and allow for that growth to happen over the next 10-15years.	Amend zoning of all land accessed from Blue Penguin Drive, Fernbird Grove, and the land between there and Redcliffs Road, Kerikeri from Rural Lifestyle Zone to Rural Residential Zone. This includes properties at 1-33 Blue Penguin Drive, 1-24 Fernbird Grove, 1-4 Spoonbill Drive, 15 Skudders Beach Road, 11, 29, 37, 43, 44, 48, 53, 55, 65A, 65B, 65C, 65D Kingfisher Road, Lot 1 and Lot 2, Kingfisher Drive, and Lot 1001, Kapiro Road, Kerikeri (see map attached to original submission); or if the entire area is too large; amend the zone to rural residential for at least Blue Penguin Drive and Fernbird Grove; and the rest (currently undeveloped) balance could be left in the new zoning Rural Lifestyle.		Accept in part
FS29.31	Trent Simpkin		Support	I support this suggestion fully. The said land is prime for residential development and kerikeri growth, and already blue penguin has oversized sites which may as well be densified with more homes to make the best use of the land. Rezone this area to Rural Residential and allow properties to be cut down to 2000m2 which are still self sufficient with onsite services and makes the best use of the land.	Allow		Accept in part
FS550.032	Lloyd Anderson		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to ‘rural character’ and ‘amenity’ for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS333.016	Maree Hart		Oppose	The original submission seeks inappropriate changes, such as re-zoning Lot 1001 DP 532487, Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. They also seek to amend the relevant rural provisions to be more permissive such as removing reference to rural character and amenity. The scale and intensity of residential development sought by the original submission would create a new township in the rural areas at the northern end of Landing Road. This scale and intensity is not anticipated in either the Operative or Proposed District Plan. It would generate urban sprawl in a rural area that lacks relevant infrastructure and would fail to provide a compact urban footprint for Kerikeri. The proposed changes would generate a large number of 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.	Disallow	Amend zoning of Lot 1001 DP 532487 to Horticulture zone or Rural Production zone; Amend provisions to protect other sites referenced in the original submission by Rural Lifestyle zoning and where relevant, provisions relating to the protection of the coastal environment, wetlands/saltmarshes, and areas that are visible from coastal waters; 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,	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
						areas visible from public land, ecological values and freshwater, wetlands and saltmarshes, areas that are visible from coastal waters or public land.	
FS569.018	Vision Kerikeri 2		Oppose	The scale and intensity of urban/residential development sought by these submissions would create a new township in rural areas at the eastern end of Kapiro Road, generating a scale and density of development that is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area and coastal area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. These submissions seek inappropriate re-zoning e.g. re-zoning Lot 1001 DP 532487 (Tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive, Kingfisher Drive etc, as Rural Residential. Importantly, some of the submission points seek to weaken the objectives, policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone in general. If such changes were allowed, they would apply across the entire District, and would promote urban sprawl in rural areas in all parts of the District. Their proposed changes would generate a large number of cumulative adverse effects, such as impacts on wetlands/saltmarshes, ecological values, rural environment, coastal environment, traffic impacts on one-lane bridge, amenity values and other adverse effects noted under our Further Submission 1 above.	Disallow	Re-zoning of Lot 1001 DP 532487 (Tubbs farmland) in Rural Production or Horticulture zone. • Rural Lifestyle zoning for existing residential properties in Blue Penguin Drive, Fernbird Grove and Kingfisher Drive, as in PDP planning map. • Minimise urban sprawl and protect the general coastal area of Skudders Beach Road by applying Rural Lifestyle zoning to existing paddocks and undeveloped areas, and ensure better protection of the coastal environment, areas that are visible from coastal waters or public land, ecological values, wetlands/ saltmarshes etc	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS62.028	Kapiro Conservation Trust 1		Oppose	The scale and intensity of urban/residential development sought by these submissions would create a new township in rural areas at the eastern end of Kapiro Road, generating a scale and density of development that is not anticipated in the Operative and Proposed District Plans. □□It would generate urban sprawl in a rural area and coastal area that lacks appropriate infrastructure, and would fail to provide a compact urban footprint for Kerikeri town. □□These submissions seek inappropriate zoning e.g. re-zoning Lot 1001 DP 532487 (Tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive, Kingfisher Drive etc, as Rural Residential. □□Importantly, some of the submission points seek to weaken the objectives, policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone in general. If such changes were allowed, they would apply across the entire District, and would promote urban sprawl in rural areas in all parts of the District. □□Their proposed changes would generate a large number of cumulative adverse effects, such as impacts on wetlands/saltmarshes, ecological values, rural environment, coastal environment, traffic impacts on one-lane bridge, amenity values and other adverse effects noted under our Further Submission 1 above	Disallow	Re-zoning of Lot 1001 DP 532487 (Tubbs farmland) in Rural Production or Horticulture zone. • Rural Lifestyle zoning for existing residential properties in Blue Penguin Drive, Fernbird Grove and Kingfisher Drive, as in PDP planning map. • Minimise urban sprawl and protect the general coastal area of Skudders Beach Road by applying Rural Lifestyle zoning to existing paddocks and undeveloped areas, and ensure better protection of the coastal environment, areas that are visible from coastal waters or public land, ecological values, wetlands/saltmarshes etc.	Accept in part
FS570.884	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
FS566.898	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
FS569.920	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

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS549.032	Vanessa Anderson		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS443.032	Peter O'Neil Donnellon		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS390.032	Tracey Schubert		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS353.032	Al Panckhurst		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS352.032	Kathryn Panckhurst		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS342.032	Chris Baker		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS338.032	Pearl Mahoney		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS337.032	Kevin Mahoney		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS336.032	Roger Holman		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS335.032	Craig and Mary Sawers		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS334.032	Fiona Clarke		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
S288.009	Tristan Simpkin	Rural Lifestyle Zone	Oppose	It is clear from the zone maps that no thought has been given to Ahipara's future growth plans. Just because the projected population growth stats may not show growth in some areas around the Far North doesnt mean that land shouldn't be rezoned to allow development - because	Amend zoning of land at 1-25 Weka Street, Ahipara, 2-15 Albatross Alley, Ahipara and Lot 1, Albatross Alley, Ahipara from Rural Lifestyle Zone to Rural Residential Zone (see map attached to original submission).		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				development drives increased population, more rates for FNDC and a better lifestyle for the local people with access to better services. the land behind the Ahipara village was Coastal Living (min 5000m2 lots) and is now Rural Lifestyle (min 2Ha lots) - Why can't it be rural residential? all new development would be self serviced onsite so it needs opening up.			
FS29.32	Trent Simpkin		Support	I support this suggestion of the zone amendments as it makes the most sense for the said areas.	Allow		Reject
FS570.888	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
FS566.902	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
FS569.924	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
S288.014	Tristan Simpkin	Rural Lifestyle Zone	Oppose	Tokerau/Whatuwhiwhi needs Rural Residential zoning. The area behind the houses along the Tokerau foreshore is asking to be rezoned - Rural Residential - as circled in red on my attached map. Also - what was Coastal Living zoned land allowing subdivisions down to 5000m2 - has been changed to rural lifestyle with a min size of 2Ha. All of this land should be zoned Rural Residential, not Lifestyle or Production. FNDC needs to allow our townships to grow to help drive development and more thriving communities. Using the rural residential zone to transition between dense residential zoning and rural production makes a township 'feel good'.	Amend zoning of land between Inland Road and Tokerau Beach Road to Rural Residential Zone. Use the Rural Residential Zone to transition between dense residential zoning and Rural Production zone. (TPG to provide address list based on map provided).		Reject
FS29.34	Trent Simpkin		Support	I support this suggestion of the zone amendments as it makes the most sense for the said areas.	Allow		Reject
FS570.893	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

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS566.907	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
FS569.929	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
S426.001	Kapiro Residents Association	Rural Lifestyle Zone	Oppose	The zoning of Lot 1001 DP 532487 (agricultural farmland known as Tubbs farm, Kapiro Road) needs to take full account of the good quality soil on this site, a finite valuable natural resource. A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supportingcapacity of soil. A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of the fewremaining large blocks of Class 2 land in the District. Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the FarNorth District is top grade (Class 1&2). Retaining 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. Lot 1001 borders the Horticulture zone so it is logical to include it in the Horticulture zone. Or, alternatively, Rural Production zone would also protect the natural resource at the site. Government reports have concluded that creating new lifestyle blocks and residential development on good quality land is a national problem - it fragments land and leads to the permanent loss of productive land. FNDC's submission to MPI on highly productive land in 2019 acknowledged the cumulative loss of good land. FNDC stated 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". Residential development on Lot 1001 is inappropriate for many reasons - In legal terms, there is no functional need for residential development on this particular site. Thereare alternative sites on lower quality land that is more suitable for residential development. The council has not produced an assessment addressing all the long-term costs associated	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from rural lifestyle zone to Horticulture zone or Rural Production zone.		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				with the loss of good soil/land at this site due to adverse effects of fragmenting and losing productive land identified by MPI, MfE and expert reports. Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. Development on this site will generate many other adverse effects - such as urban sprawl in a rural environment; large amount of additional traffic on Landing Road one-lane bridge and Kapiro Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. Good soil needs to be zoned for productive agricultural use. The only appropriate zone for the farmland at Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.			
FS172.142	Audrey Campbell-Frear		Oppose	For the reasons set out in my primary submission to delete the Horticulture Zone.	Disallow in part		Accept in part
FS445.014	Neil Construction Limited		Oppose	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply	Disallow	disallow the original submission	Accept
S526.001	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Rural Lifestyle Zone	Support	The zoning of Lot 1001 DP 532487 (agricultural farmland known as Tubbs farm, Kapiro Road) needs to take full account of the good quality soil on this site, a finite valuable natural resource. A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supporting capacity of soil. A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of the few remaining large blocks of Class 2 land in the District. Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2). Retaining 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. Lot 1001 borders the Horticulture zone so it is logical to include it in the Horticulture zone. Or alternatively, Rural Production zone would also protect the natural resource at the site. Government reports have concluded that creating new lifestyle blocks and residential development on good quality land is a national problem - it fragments land and leads to the permanent loss of productive land.	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) and zone it Horticulture zone or Rural Production zone.		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				FNDC's submission to MPI on highly productive land in 2019 acknowledged the cumulative loss of good land. FNDC stated 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". Residential development on Lot 1001 is inappropriate for many reasons - - In legal terms, there is no functional need for residential development on this particular site. There are alternative sites on lower quality land that is more suitable for residential development. - The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site due to adverse effects of fragmenting and losing productive land identified by MPI, MfE and expert reports. - Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. - Development on this site will generate many other adverse effects - such as urban sprawl in a rural environment; large amount of additional traffic on Landing Road one-lane bridge and Kapiro Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. Good soil needs to be zoned for productive agricultural use. The only appropriate zone for the farmland at Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.			
FS172.146	Audrey Campbell-Frear		Oppose	For the reasons set out in my primary submission to delete the Horticulture Zone.	Disallow in part		Accept in part
FS550.001	Lloyd Anderson		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.	Allow	Amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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.			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS62.001	Kapiro Conservation Trust 1		Support	it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be 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 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 provide a compact urban footprint and would actually improve connectivity with central Kerikeri. □□Residential development of Lot 1001 farmland would	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				create reverse sensitivity effects on neighbouring properties and lawfully established activities. □□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.			
FS566.031	Kapiro Conservation Trust 2		Support		Allow	allow the original submission	Reject
FS333.053	Maree Hart		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 southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning	Allow	Re-zoning of Lot 1001 DP 532487 in Horticulture zone or Rural Production zone.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS549.001	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	Allow	Amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS443.001	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 plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.	Allow	Amend zoning	Reject

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

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				and amenity values.			
FS390.001	Tracey Schubert		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 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	Allow	Amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS353.001	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	Amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS352.001	Kathryn Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land	Allow	Amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS342.001	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.	Allow	Amend zoning	Reject

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

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				and amenity values.			
FS338.001	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 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 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	Allow	Amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS337.001	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of 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	Allow	Amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
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FS336.001	Roger Holman		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	Allow	Amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS335.001	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.	Allow	Amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				and amenity values.			
FS334.001	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural 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 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	Allow	Amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				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.		
S529.110	Carbon Neutral NZ Trust	Rural Lifestyle Zone	Oppose	The zoning of Lot 1001 DP 532487 (agricultural farmland known as Tubbs farm, Kapiro Road) needs to take full account of the good quality soil on this site, a finite valuable natural resource. -A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supporting capacity of soil. -A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of the few remaining large blocks of Class 2 land in the District. -Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2). -Retaining 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. -Lot 1001 borders the Horticulture zone so it is logical to include it in the Horticulture zone. Or alternatively, Rural Production zone would also protect the natural resource at the site. -Government reports have concluded that creating new lifestyle blocks and residential development on good quality land is a national problem - it fragments land and leads to the permanent loss of productive land. -FNDC's submission to MPI on highly productive land in 2019 acknowledged the cumulative loss of good land. FNDC stated that: "Kerikeri has converted large areas of horticulture land into residential land rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining infinite resource and other rural land that is highly productive.	Amend the zoning of lot 1001 DP 532487 (known as Tubbs Farm) from Rural Lifestyle to be re-zoned in Horticulture zone or Rural Production	Reject

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				Residential development on Lot 1001 is inappropriate for many reasons - -In legal terms, there is no functional need for residential development on this particular site. There are alternative sites on lower quality land that is more suitable for residential development. -The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site due to adverse effects of fragmenting and losing productive land identified by MPI, MfE and expert reports. -Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. -Development on this site will generate many other adverse effects - such as urban sprawl in a rural environment; large amount of additional traffic on Landing Road one-lane bridge and Kapiro Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. In conclusion: Good soil needs to be zoned for productive agricultural use. The only appropriate zone for the farmland at Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.			
FS172.147	Audrey Campbell-Frear		Oppose	For the reasons set out in my primary submission to delete the Horticulture Zone.	Disallow in part		Accept in part
FS550.003	Lloyd Anderson		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS569.003	Vision Kerikeri 2		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 wellfunctioning urban environment in towns such as Kerikeri and achieve a	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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. □ 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			

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				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 orchards. Residential/urban development in this location 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 in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.			
FS62.013	Kapiro Conservation Trust 1		Support	it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be 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 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	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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 neighbouring properties and lawfully established activities. □□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.			
FS570.1998	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Reject
FS566.2012	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Reject
FS569.2034	Vision Kerikeri 2		Support		Allow	Allow the original submission	Reject
FS333.055	Maree Hart		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	Allow		Reject

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				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 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			

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				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.			
FS549.003	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 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	Allow	amend zoning	Reject

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				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.			
FS443.003	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 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	amend zoning	Reject

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FS390.003	Tracey Schubert		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	Allow	amend zoning	Reject

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FS353.003	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban	Allow	amend zoning	Reject

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				volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS352.003	Kathryn Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

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FS342.003	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	amend zoning	Reject

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FS338.003	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 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	Allow	amend zoning	Reject

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				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.			
FS337.003	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban	Allow	amend zoning	Reject

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				volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS336.003	Roger Holman		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 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	Allow	amend zoning	Reject

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FS335.003	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – 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	amend zoning	Reject

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FS334.003	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural 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	Allow	amend zoning	Reject

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				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.			
S537.001	Kathryn and Al Panckhurst	Rural Lifestyle Zone	Oppose	The zoning of Lot 1001 DP 532487 (agricultural farmland known as Tubbs farm, Kapiro Road) needs to take full account of the good quality soil on this site, a finite valuable natural resource. - A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life supporting capacity of soil.	Delete the Rural Lifestyle zoning of Lot 1001 DP 532487 (agricultural farmland known as Tubbs farm, Kapiro Road), rezone Horticulture or Rural Production		Reject

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				- A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of the few remaining large blocks of Class 2 land in the District. - Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2). - Retaining 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. - Lot 1001 borders the Horticulture zone so it is logical to include it in the Horticulture zone. Or alternatively, Rural Production zone would also protect the natural resource at the site. - Government reports have concluded that creating new lifestyle blocks and residential development on good quality land is a national problem - it fragments land and leads to the permanent loss of productive land. - FNDC's submission to MPI on highly productive land in 2019 acknowledged the cumulative loss of good land. FNDC stated 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".1 Residential development on Lot 1001 is inappropriate for many reasons - - In legal terms, there is no functional need for residential development on this particular site. There are alternative sites on lower quality land that is more suitable for residential development. - The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site due to adverse effects of fragmenting and losing productive land identified by MPI, MfE and expert reports. - Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. - Development on this site will generate many other adverse effects - such as urban sprawl in a rural environment; large amount of additional traffic on Landing Road one-lane bridge and Kapiro Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values.		

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				In conclusion: Good soil needs to be zoned for productive agricultural use. The only appropriate zones for the farmland at Lot 1001 DP 532487 are Horticulture zone or Rural Production zone.			
FS172.148	Audrey Campbell-Frear		Oppose	For the reasons set out in my primary submission to delete the Horticulture Zone.	Disallow in part		Accept in part
FS550.015	Lloyd Anderson		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS569.015	Vision Kerikeri 2		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 wellfunctioning 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	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 orchards. □ Residential/urban development in this location 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 in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS62.025	Kapiro Conservation Trust 1		Support	it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be 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 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 provide a compact urban footprint and would actually improve connectivity with central Kerikeri. □□Residential development of Lot 1001 farmland would	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				create reverse sensitivity effects on neighbouring properties and lawfully established activities. □□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.			
FS333.067	Maree Hart		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 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	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS549.015	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	Allow	amend zoning	Reject

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				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.			
FS443.015	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 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	Allow	amend zoning	Reject

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				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 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.			
FS390.015	Tracey Schubert		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural	Allow	amend zoning	Reject

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				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 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.			

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				Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects – including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS353.015	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

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				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.			
FS352.015	Kathryn Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

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				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.			
FS342.015	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential	Allow	amend zoning	Reject

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				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 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.			
FS338.015	Pearl Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural	Allow	amend zoning	Reject

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				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 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.			

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				Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects – including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS337.015	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of 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	Allow	amend zoning	Reject

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				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.			
FS336.015	Roger Holman		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	Allow	amend zoning	Reject

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				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.			
FS335.015	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – 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	Allow	amend zoning	Reject

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				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 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.			
FS334.015	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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.			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				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.		
S558.001	John Neison	Rural Lifestyle Zone	Oppose	The zoning of Lot 1001 DP 532487, Kapiro Road, known as Tubbs farm, needs to take full account of the finite, essential natural resource (good quality soil) present at this site. A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supporting capacity of soil. A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of a few remaining large blocks of Class 2 land in the District. Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2). Retaining 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. Lot 1001 borders the Horticulture zone so it would be logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site. Government reports and studies have concluded that the creation of lifestyle blocks and residential development on good land should be avoided because it fragments land and leads to the permanent loss of productive capability. FNDC's submission to MPI on highly productive land in 2019 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". Residential development on Lot 1001 is inappropriate for many reasons - In legal terms, there is no functional need for residential development on this particular site. There are alternative sites, on lower quality land, that are much more suitable for	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from rural lifestyle zone to Horticulture zone or Rural Production zone.	Reject

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				residential development. The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site, taking into account RMA s5, factors identified by MfE and expert reports about adverse effects of fragmentation & loss of productive land. Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. Development will generate many other adverse effects - such as residential sprawl in a rural area that lacks appropriate infrastructure; large amount of traffic and safety issues in Landing Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. Good soil needs to be zoned for productive agricultural use. The only appropriate zone for Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.			
FS172.149	Audrey Campbell-Frear		Oppose	For the reasons set out in my primary submission to delete the Horticulture Zone.	Disallow in part		Accept in part
FS550.0010	Lloyd Anderson		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS445.013	Neil Construction Limited		Oppose	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply	Disallow	disallow the original submission	Accept
FS569.0010	Vision Kerikeri 2		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 wellfunctioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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. 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			

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				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 orchards. □ Residential/urban development in this location 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 in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.			
FS62.020	Kapiro Conservation Trust 1		Support	it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be 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 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	Allow	allow the original submission	Reject

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				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 neighbouring properties and lawfully established activities. □□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.			
FS348.021	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
FS333.062	Maree Hart		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	Allow		Reject

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				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.			
FS549.010	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	Allow	amend zoning	Reject

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				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 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			

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				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.			
FS443.010	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 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 Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area. In legal terms, there is no 'functional need 'to build	Allow	amend zoning	Reject

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				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.			
FS390.010	Tracey Schubert		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	Allow	amend zoning	Reject

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				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.			
FS353.010	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic	Allow	amend zoning	Reject

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				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.			
FS352.010	Kathryn Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district	Allow	amend zoning	Reject

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				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 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			

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				effects – including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS342.010	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

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				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.			
FS338.010	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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS337.010	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS336.010	Roger Holman		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	amend zoning	Reject

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				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 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			

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				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.			
FS335.010	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – 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 Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area. In legal terms, there is no 'functional need 'to build	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS334.010	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural 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	Allow	amend zoning	Reject

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				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.		
S564.001	Jeff Christensen	Rural Lifestyle Zone	Oppose	The zoning of Lot 1001 DP 532487, Kapiro Road, known as Tubbs farm, needs to take full account of the finite, essential natural resource (good quality soil) present at this site. A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supporting capacity of soil. A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of a few remaining large blocks of Class 2 land in the District. Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2). Retaining 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	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from rural lifestyle zone to Horticulture zone or Rural Production zone.	Reject

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				well-being. Lot 1001 borders the Horticulture zone so it would be logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site. Government reports and studies have concluded that the creation of lifestyle blocks and residential development on good land should be avoided because it fragments land and leads to the permanent loss of productive capability. FNDC's submission to MPI on highly productive land in 2019 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". Residential development on Lot 1001 is inappropriate for many reasons - In legal terms, there is no functional need for residential development on this particular site. There are alternative sites, on lower quality land, that are much more suitable for residential development. The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site, taking into account RMA s5, factors identified by MfE and expert reports about adverse effects of fragmentation & loss of productive land. Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. Development will generate many other adverse effects - such as residential sprawl in a rural area that lacks appropriate infrastructure; large amount of traffic and safety issues in Landing Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. Good soil needs to be zoned for productive agricultural use. The only appropriate zone for Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.			
FS172.150	Audrey Campbell-Frear		Oppose	For the reasons set out in my primary submission to delete the Horticulture Zone.	Disallow in part		Accept
FS550.009	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	Allow	amend zoning	Reject

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				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 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			

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				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.			
FS445.012	Neil Construction Limited		Oppose	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply	Disallow	disallow the original submission	Accept
FS569.009	Vision Kerikeri 2		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 wellfunctioning 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	Allow	allow the original submission	Reject

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				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 orchards. □ Residential/urban development in this location 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 in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.			
FS62.019	Kapiro Conservation Trust 1		Support	it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be 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 the original submission	Reject

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				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 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 neighbouring properties and lawfully established activities. □□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,			

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				landscape, rural character and amenity values.			
FS348.023	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
FS333.061	Maree Hart		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 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	Allow		Reject

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				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.			
FS549.009	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	amend zoning	Reject

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				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.			
FS443.009	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 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	Allow	amend zoning	Reject

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				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.			
FS390.009	Tracey Schubert		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	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
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				volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS353.009	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS352.009	Kathryn Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	amend zoning	Reject

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				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.			
FS342.009	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS338.009	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 plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban	Allow	amend zoning	Reject

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				volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS337.009	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of 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	Allow	amend zoning	Reject

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				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.			
FS336.009	Roger Holman		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	amend zoning	Reject

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FS335.009	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – 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	Allow	amend zoning	Reject

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				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.			
FS334.009	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban	Allow	amend zoning	Reject

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				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.		
S68.001	Deidre Putt	Rural Lifestyle Zone	Oppose	The zoning of Lot 1001 DP 532487, Kapiro Road, known as Tubbs farm, needs to take full account of the finite, essential natural resource (good quality soil) present at this site. A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supporting capacity of soil. A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of a few remaining large blocks of Class 2 land in the District. Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2). Retaining 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. Lot 1001 borders the Horticulture zone so it would be logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site. Government reports and studies have concluded that the creation of lifestyle blocks and residential development on good land should be avoided because it fragments land and leads to the permanent loss of productive capability. FNDC's submission to MPI on highly productive land in 2019 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". Residential development on Lot 1001 is inappropriate for many reasons - In legal terms, there is no functional need for residential development on this particular site. There are alternative sites, on lower quality land, that are much more suitable for residential development. The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site, taking into account RMA s5, factors	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from rural lifestyle zone to Horticulture zone or Rural Production zone.	Reject

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				identified by MfE and expert reports about adverse effects of fragmentation & loss of productive land. Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. Development will generate many other adverse effects - such as residential sprawl in a rural area that lacks appropriate infrastructure; large amount of traffic and safety issues in Landing Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. Good soil needs to be zoned for productive agricultural use. The only appropriate zone for Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.			
FS172.152	Audrey Campbell-Frear		Oppose	For the reasons set out in my primary submission to delete the Horticulture Zone.	Disallow in part		Accept in part
FS550.005	Lloyd Anderson		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 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	Allow	amend zoning	Reject

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				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.			
FS445.0010	Neil Construction Limited		Oppose	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply	Disallow	disallow the original submission	Accept
FS569.005	Vision Kerikeri 2		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 wellfunctioning 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	Allow	allow the original submission	Reject

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

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				create reverse sensitivity effects on lawfully established activities and neighbouring orchards. □ Residential/urban development in this location 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 in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.			
FS62.015	Kapiro Conservation Trust 1		Support	it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be 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 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.	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				□□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 neighbouring properties and lawfully established activities. □□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.			
FS333.057	Maree Hart		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).	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS549.005	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.	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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.			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS443.005	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 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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS390.005	Tracey Schubert		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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				(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.			
FS353.005	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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).	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS352.005	Kathryn Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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.			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS342.005	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS338.005	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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				(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.			
FS337.005	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of 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).	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS336.005	Roger Holman		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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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.			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS335.005	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – 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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				reverse sensitivity effects on lawfully established activities and neighbouring producers. Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects – including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS334.005	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				(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.		
S76.001	Jeffrey Putt	Rural Lifestyle Zone	Oppose	The zoning of Lot 1001 DP 532487, Kapiro Road, known as Tubbs farm, needs to take full account of the finite, essential natural resource (good quality soil) present at this site. A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supporting capacity of soil. A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of a few remaining large blocks of Class 2 land in the District. Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2). Retaining 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. Lot 1001 borders the Horticulture zone so it would be logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site. Government reports and studies have concluded that the creation of lifestyle blocks and residential development on	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from rural lifestyle zone to Horticulture zone or Rural Production zone.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				good land should be avoided because it fragments land and leads to the permanent loss of productive capability. FNDC's submission to MPI on highly productive land in 2019 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". Residential development on Lot 1001 is inappropriate for many reasons - In legal terms, there is no functional need for residential development on this particular site. There are alternative sites, on lower quality land, that are much more suitable for residential development. The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site, taking into account RMA s5, factors identified by MfE and expert reports about adverse effects of fragmentation & loss of productive land. Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. Development will generate many other adverse effects - such as residential sprawl in a rural area that lacks appropriate infrastructure; large amount of traffic and safety issues in Landing Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. Good soil needs to be zoned for productive agricultural use. The only appropriate zone for Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.			
FS172.153	Audrey Campbell-Frear		Oppose	For the reasons set out in my primary submission to delete the Horticulture Zone.	Disallow in part		Accept in part
FS550.011	Lloyd Anderson		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource.	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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.			

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FS445.011	Neil Construction Limited		Oppose	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply	Disallow	disallow the original submission	Accept
FS569.011	Vision Kerikeri 2		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 wellfunctioning 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. Lot 1001 adjoins the Horticulture zone on its west and southwest boundaries, so it is logical to include it in the Horticulture zone.	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 orchards. □ Residential/urban development in this location 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 in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.			
FS62.021	Kapiro Conservation Trust 1		Support	it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be 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 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	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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 neighbouring properties and lawfully established activities. □□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.			
FS333.063	Maree Hart		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		Reject

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				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 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			

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				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.			
FS549.011	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 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	Allow	amend zoning	Reject

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				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.			
FS443.011	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 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.	Allow	amend zoning	Reject

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				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.			
FS390.011	Tracey Schubert		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.	Allow	amend zoning	Reject

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				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.			
FS353.011	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in	Allow	amend zoning	Reject

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				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 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			

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				lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS352.011	Kathryn Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

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				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.			
FS342.011	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS338.011	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 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.	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS337.011	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in	Allow	amend zoning	Reject

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				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 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			

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				lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS336.011	Roger Holman		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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS335.011	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – 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.	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS334.011	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being.	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				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.		
S83.001	Christopher Baker	Rural Lifestyle Zone	Oppose	The zoning of Lot 1001 DP 532487, Kapiro Road, known as Tubbs farm, needs to take full account of the finite, essential natural resource (good quality soil) present at this site. A primary purpose of the RMA (s5) is to protect natural	Amend the zoning on Lot 1001 DP 532487(known as Tubbs farm) and zone it Horticulture zone or Rural Production zone.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				resources and safeguard the life-supporting capacity of soil. A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of a few remaining large blocks of Class 2 land in the District. Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2). Retaining 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. Lot 1001 borders the Horticulture zone so it would be logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site. Government reports and studies have concluded that the creation of lifestyle blocks and residential development on good land should be avoided because it fragments land and leads to the permanent loss of productive capability. FNDC's submission to MPI on highly productive land in 2019 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". Residential development on Lot 1001 is inappropriate for many reasons - In legal terms, there is no functional need for residential development on this particular site. There are alternative sites, on lower quality land, that are much more suitable for residential development. The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site, taking into account RMA s5, factors identified by MfE and expert reports about adverse effects of fragmentation & loss of productive land. Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. Development will generate many other adverse effects - such as residential sprawl in a rural area that lacks appropriate infrastructure; large amount of traffic and safety issues in Landing Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. Good soil needs to be zoned for productive agricultural use.		

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				The only appropriate zone for Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.			
FS172.154	Audrey Campbell-Frear		Oppose	For the reasons set out in my primary submission to delete the Horticulture Zone.	Disallow in part		Accept in part
FS550.006	Lloyd Anderson		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS445.009	Neil Construction Limited		Oppose	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply	Disallow	disallow the original submission	Accept
FS569.006	Vision Kerikeri 2		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 wellfunctioning 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	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 orchards. □ Residential/urban development in this location 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 in Landing Road; effects on at-risk native species, kiwi &		

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				ecological values, water quality, landscape, rural character and amenity values.			
FS62.016	Kapiro Conservation Trust 1		Support	it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be 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 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 provide a compact urban footprint and would actually improve	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				connectivity with central Kerikeri. □□Residential development of Lot 1001 farmland would create reverse sensitivity effects on neighbouring properties and lawfully established activities. □□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.			
FS333.058	Maree Hart		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 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.	Allow		Reject

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				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.			
FS549.006	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).	Allow	amend zoning	Reject

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				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.			
FS443.006	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 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	Allow	amend zoning	Reject

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				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 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.			

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FS390.006	Tracey Schubert		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 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	Allow	amend zoning	Reject

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				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.			
FS353.006	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				(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.			
FS352.006	Kathryn Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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).	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS342.006	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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.			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS338.006	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 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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				reverse sensitivity effects on lawfully established activities and neighbouring producers. Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects – including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS337.006	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				(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.			
FS336.006	Roger Holman		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).	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS335.006	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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.			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS334.006	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural 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 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	Allow	amend zoning	Reject

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				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.		
S88.001	Dianne Margret Pope	Rural Lifestyle Zone	Oppose	The zoning of Lot 1001 DP 532487, Kapiro Road, known as Tubbs farm, needs to take full account of the finite, essential natural resource (good quality soil) present at this site. A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supporting capacity of soil. A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of a few remaining large blocks of Class 2 land in the District. Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2). Retaining 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. Lot 1001 borders the Horticulture zone so it would be logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site. Government reports and studies have concluded that the creation of lifestyle blocks and residential development on good land should be avoided because it fragments land and leads to the permanent loss of productive capability. FNDC's submission to MPI on highly productive land in 2019 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". Residential development on Lot 1001 is inappropriate for many reasons - In legal terms, there is no functional need for residential	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from rural lifestyle zone to Horticulture zone or Rural Production zone.	Reject

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				development on this particular site. There are alternative sites, on lower quality land, that are much more suitable for residential development. The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site, taking into account RMA s5, factors identified by MfE and expert reports about adverse effects of fragmentation & loss of productive land. Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. Development will generate many other adverse effects - such as residential sprawl in a rural area that lacks appropriate infrastructure; large amount of traffic and safety issues in Landing Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. Good soil needs to be zoned for productive agricultural use. The only appropriate zone for Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.			
FS172.155	Audrey Campbell-Frear		Oppose	For the reasons set out in my primary submission to delete the Horticulture Zone.	Disallow in part		Accept in part
FS550.007	Lloyd Anderson		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 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	Allow	amend zoning	Reject

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				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.			
FS445.006	Neil Construction Limited		Oppose	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply	Disallow	disallow the original submission	Accept
FS569.007	Vision Kerikeri 2		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 wellfunctioning urban environment in towns such as Kerikeri and achieve a compact	Allow	allow the original submission	Reject

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				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. □ 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			

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				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 orchards. □ Residential/urban development in this location 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 in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.			
FS62.017	Kapiro Conservation Trust 1		Support	it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be 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 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	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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 neighbouring properties and lawfully established activities. □□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.			
FS333.059	Maree Hart		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.	Allow		Reject

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				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.			
FS549.007	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	Allow	amend zoning	Reject

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

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				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.			
FS443.007	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 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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS390.007	Tracey Schubert		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	amend zoning	Reject

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FS353.007	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large	Allow	amend zoning	Reject

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				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.			
FS352.007	Kathryn Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban	Allow	amend zoning	Reject

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				volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS342.007	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

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FS338.007	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 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	amend zoning	Reject

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FS337.007	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large	Allow	amend zoning	Reject

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FS336.007	Roger Holman		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	amend zoning	Reject

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				volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS335.007	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – 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 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	Allow	amend zoning	Reject

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FS334.007	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural 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	amend zoning	Reject

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S89.001	Ian Harold Pope	Rural Lifestyle Zone	Oppose	The zoning of Lot 1001 DP 532487, Kapiro Road, known as Tubbs farm, needs to take full account of the finite, essential natural resource (good quality soil) present at this site. A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supporting capacity of soil. A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of a few remaining large blocks of Class 2 land in the District. Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2). Retaining 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. Lot 1001 borders the Horticulture zone so it would be	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from rural lifestyle zone to Horticulture zone or Rural Production zone.	Reject

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				logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site. Government reports and studies have concluded that the creation of lifestyle blocks and residential development on good land should be avoided because it fragments land and leads to the permanent loss of productive capability. FNDC's submission to MPI on highly productive land in 2019 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". Residential development on Lot 1001 is inappropriate for many reasons - In legal terms, there is no functional need for residential development on this particular site. There are alternative sites, on lower quality land, that are much more suitable for residential development. The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site, taking into account RMA s5, factors identified by MfE and expert reports about adverse effects of fragmentation & loss of productive land. Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. Development will generate many other adverse effects - such as residential sprawl in a rural area that lacks appropriate infrastructure; large amount of traffic and safety issues in Landing Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. Good soil needs to be zoned for productive agricultural use. The only appropriate zone for Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.			
FS172.156	Audrey Campbell-Frear		Oppose	For the reasons set out in my primary submission to delete the Horticulture Zone.	Disallow in part		Accept in part
FS550.012	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,	Allow	amend zoning	Reject

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				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 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			

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				Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS445.007	Neil Construction Limited		Oppose	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply	Disallow	disallow the original submission	Accept
FS569.012	Vision Kerikeri 2		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 wellfunctioning 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	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 orchards. □ Residential/urban development in this location 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 in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.			
FS62.022	Kapiro Conservation Trust 1		Support	it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be 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 DP 532487 has a large area of good quality	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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 neighbouring properties and lawfully established activities. □□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.			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS333.064	Maree Hart		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 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	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS549.012	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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS443.012	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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS390.012	Tracey Schubert		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.	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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.			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS353.012	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS352.012	Kathryn Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				(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.			
FS342.012	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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).	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS338.012	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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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.			

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FS337.012	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS336.012	Roger Holman		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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				(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.			
FS335.012	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – 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).	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS334.012	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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.			

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S135.001	Lynley Newport	Rural Lifestyle Zone	Support in part	The Rural Lifestyle Zone is a sound concept that has been under applied across the district. It has been severely restricted to only a few areas and can and should be applied elsewhere, especially where there are enclaves of rural land already in blocks of less than 8ha which, according to the Council's own proposed minimum lot sizes, is a size no longer suitable for rural production use. The zoning should be applied to land already meeting the criteria outlined in RLZ-02, particularly: - Low density residential activities; - Small scale farming activities with limited buildings and structures; - Smaller lot sizes than Rural Production Zone; The zoning could also apply to rural land that is not highly productive or contain highly versatile soils. If land is not suitable for economically sustainable productive purposes because of poor soil, other inhibiting factors that render productive use not practical, and/or small lot sizes, then why not utilise the land for rural lifestyle use. This would not be contrary to any central government or regional council mandates. The Council appears to wrongly assume that all land zoned Rural Production is suitable for Rural Production use. The Council is clearly out of touch with its rural community (most of its district).	Amend the zoning of the district to identify additional areas that can and should be zoned Rural Lifestyle.		Accept in part
FS172.213	Audrey Campbell-Frear		Support	For the reasons set out in this primary submission.	Allow		Accept in part
FS196.86	Joe Carr		Support	agree	Allow		Accept in part
FS332.226	Russell Protection Society		Oppose	Rural Lifestyle zoning should not be expanded in coastal areas.	Disallow in part	Disallow the original submission in part.	Accept in part
S386.028	Sarah Ballantyne and Dean Agnew	Rural Lifestyle Zone	Oppose	As detailed in section 2.2.7 of the submission, Ballantyne & Agnew oppose the RPROZ of their site at 249 Aucks Road for the following reasons: - Sites on the western and northern boundary are not zoned for the RPROZ and are more suitably zoned RSZ or RLZ; - The site contains soils classified LUC 6e 9, and fall outside of the definition of highly versatile; - The section 32 evaluation does not provide analysis or	rezone from Rural Production to Rural Lifestyle		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				direction on how mapping decisions have been made; - RLZ has been applied to sites across the road, extending beyond the site by more than 300m. This creates a mismatch in development expectations within the area, and it is considered that including the site in the RLZ will assist in making a defensible boundary for the settlement of Okiato.			
FS446.001	Omata Estate		Support	Support a consistent zoning reflective of the character of this area e.g Rural-Lifestyle along Aucks Road, Russell. Applying a consistent Rural Lifestyle zoning to the land between the settlements of Okiato and Te Wahapu would create a more practical zoning pattern with defensible boundaries. The Rural Lifestyle Zone would still enable farming activities to occur on the land as a permitted activity under Rule RLZ-R8	Allow	amend zoning rezone from RP to RL	Reject
S181.001	Craig and Mary Sawers	Rural Lifestyle Zone	Oppose	The zoning of Lot 1001 DP 532487, Kapiro Road, known as Tubbs farm, needs to take full account of the finite, essential natural resource (good quality soil) present at this site. A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supporting capacity of soil. A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of a few remaining large blocks of Class 2 land in the District. Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2). Retaining 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. Lot 1001 borders the Horticulture zone so it would be logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site. Government reports and studies have concluded that the creation of lifestyle blocks and residential development on good land should be avoided because it fragments land and leads to the permanent loss of productive capability. FNDC's submission to MPI on highly productive land in 2019 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	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from rural lifestyle zone to Horticulture zone or Rural Production zone.		Reject

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				protect this remaining finite resource and other rural land that is highly productive". Residential development on Lot 1001 is inappropriate for many reasons - In legal terms, there is no functional need for residential development on this particular site. There are alternative sites, on lower quality land, that are much more suitable for residential development. The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site, taking into account RMA s5, factors identified by MfE and expert reports about adverse effects of fragmentation & loss of productive land. Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. Development will generate many other adverse effects - such as residential sprawl in a rural area that lacks appropriate infrastructure; large amount of traffic and safety issues in Landing Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. Good soil needs to be zoned for productive agricultural use. The only appropriate zone for Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.			
FS550.004	Lloyd Anderson		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive" (FNDC (2019) submission to MPI	Allow	amend zoning	Reject

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				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.			
FS445.015	Neil Construction Limited		Oppose	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply	Disallow	disallow the original submission	Accept
FS569.004	Vision Kerikeri 2		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 wellfunctioning	Allow	allow the original submission	Reject

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				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. □ 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			

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				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 orchards. Residential/urban development in this location 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 in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.			
FS62.014	Kapiro Conservation Trust 1		Support	it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be 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 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	Allow	allow the original submission	Reject

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				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 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 neighbouring properties and lawfully established activities. □□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.			
FS333.056	Maree Hart		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	Allow		Reject

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				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.			
FS549.004	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	Allow	amend zoning	Reject

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				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 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			

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				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.			
FS443.004	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 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 Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area. In legal terms, there is no 'functional need 'to build	Allow	amend zoning	Reject

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FS390.004	Tracey Schubert		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	Allow	amend zoning	Reject

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				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.			
FS353.004	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic	Allow	amend zoning	Reject

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				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.			
FS352.004	Kathryn Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district	Allow	amend zoning	Reject

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				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 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			

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FS342.004	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

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				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.			
FS338.004	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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS337.004	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS336.004	Roger Holman		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	amend zoning	Reject

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				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 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			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS335.004	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – 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 Kapiro Road; this irrigation infrastructure is a valuable economic asset for the area. In legal terms, there is no 'functional need 'to build	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS334.004	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				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.		
S144.001	Terry Clarke	Rural Lifestyle Zone	Oppose	The zoning of Lot 1001 DP 532487, Kapiro Road, known as Tubbs farm, needs to take full account of the finite, essential natural resource (good quality soil) present at this site. A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supporting capacity of soil. A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of a few remaining large blocks of Class 2 land in the District. Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2). Retaining 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	Amend the zoning on Lot 1001 DP 532487(known as Tubbs farm) from rural lifestyle zone to Horticulture zone or RuralProduction zone.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				well-being. Lot 1001 borders the Horticulture zone so it would be logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site. Government reports and studies have concluded that the creation of lifestyle blocks and residential development on good land should be avoided because it fragments land and leads to the permanent loss of productive capability. FNDC's submission to MPI on highly productive land in 2019 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". Residential development on Lot 1001 is inappropriate for many reasons - In legal terms, there is no functional need for residential development on this particular site. There are alternative sites, on lower quality land, that are much more suitable for residential development. The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site, taking into account RMA s5, factors identified by MfE and expert reports about adverse effects of fragmentation & loss of productive land. Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. Development will generate many other adverse effects - such as residential sprawl in a rural area that lacks appropriate infrastructure; large amount of traffic and safety issues in Landing Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. Good soil needs to be zoned for productive agricultural use. The only appropriate zone for Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.			
FS550.008	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	amend zoning	Reject

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				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 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&			

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				ecological values, water quality, landscape, rural character and amenity values.			
FS445.005	Neil Construction Limited		Oppose	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply	Disallow	disallow original submission	Accept
FS569.008	Vision Kerikeri 2		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 wellfunctioning 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	Reject

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				□ 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 orchards. □ Residential/urban development in this location 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 in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.			
FS62.018	Kapiro Conservation Trust 1		Support	it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be 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 DP 532487 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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 neighbouring properties and lawfully established activities. □□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.			

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FS333.060	Maree Hart		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 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	Allow		Reject

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				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.			
FS549.008	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 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	Allow	amend zoning	Reject

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				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.			
FS443.008	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 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	Allow	amend zoning	Reject

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				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.			
FS390.008	Tracey Schubert		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.	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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.			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS353.008	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS352.008	Kathryn Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				(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.			
FS342.008	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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).	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS338.008	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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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.			

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FS337.008	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS336.008	Roger Holman		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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				(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.			
FS335.008	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – 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).	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS334.008	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 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.			

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S145.001	Fiona Clarke	Rural Lifestyle Zone	Oppose	The zoning of Lot 1001 DP 532487, Kapiro Road, known as Tubbs farm, needs to take full account of the finite, essential natural resource (good quality soil) present at this site. A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supporting capacity of soil. A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of a few remaining large blocks of Class 2 land in the District. Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2). Retaining 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. Lot 1001 borders the Horticulture zone so it would be logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site. Government reports and studies have concluded that the creation of lifestyle blocks and residential development on good land should be avoided because it fragments land and leads to the permanent loss of productive capability. FNDC's submission to MPI on highly productive land in 2019 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". Residential development on Lot 1001 is inappropriate for many reasons - In legal terms, there is no functional need for residential development on this particular site. There are alternative sites, on lower quality land, that are much more suitable for residential development. The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site, taking into account RMA s5, factors identified by MfE and expert reports about adverse effects of fragmentation & loss of productive land. Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. Development will generate many other adverse effects -	Amend the zoning on Lot 1001 DP 532487(known as Tubbs farm) from rural lifestyle zone to Horticulture zone or RuralProduction zone.	Reject

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				such as residential sprawl in a rural area that lacks appropriate infrastructure; large amount of traffic and safety issues in Landing Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. Good soil needs to be zoned for productive agricultural use. The only appropriate zone for Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.			
FS550.013	Lloyd Anderson		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 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	Allow	amend zoning	Reject

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				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.			
FS445.004	Neil Construction Limited		Oppose	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply	Disallow	disallow original submission	Accept
FS569.013	Vision Kerikeri 2		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 wellfunctioning 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.	Allow	allow the original submission	Reject

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				□ 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 orchards. □ Residential/urban development in this location will generate cumulative adverse effects - including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic;			

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				one-lane bridge in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.			
FS62.023	Kapiro Conservation Trust 1		Support	it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be 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 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	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 neighbouring properties and lawfully established activities. □□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.			
FS333.065	Maree Hart		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 southwest boundaries, so it is logical to include it in the Horticulture zone. Alternatively, Rural Production zoning	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS549.013	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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS443.013	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 plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.	Allow	amend zoning	Reject

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

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				and amenity values.			
FS390.013	Tracey Schubert		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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS353.013	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
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FS352.013	Kathryn Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS342.013	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.	Allow	amend zoning	Reject

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

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				and amenity values.			
FS338.013	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 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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS337.013	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
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FS336.013	Roger Holman		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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS335.013	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl.	Allow	amend zoning	Reject

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

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				and amenity values.			
FS334.013	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural 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 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	Allow	amend zoning	Reject

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				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.		
S162.001	Denyse Pope	Rural Lifestyle Zone	Oppose	The zoning of Lot 1001 DP 532487, Kapiro Road, known as Tubbs farm, needs to take full account of the finite, essential natural resource (good quality soil) present at this site. A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supporting capacity of soil. A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of a few remaining large blocks of Class 2 land in the District. Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2). Retaining 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. Lot 1001 borders the Horticulture zone so it would be logical to include it in the Horticulture zone. Alternatively, Rural Production zoning would also protect the essential natural resource at this site. Government reports and studies have concluded that the creation of lifestyle blocks and residential development on good land should be avoided because it fragments land and leads to the permanent loss of productive capability. FNDC's submission to MPI on highly productive land in 2019 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". Residential development on Lot 1001 is inappropriate for	Amend the zoning on Lot 1001 DP 532487 (known as Tubbs farm) from rural lifestyle zone to Horticulture zone or Rural Production zone.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				many reasons - In legal terms, there is no functional need for residential development on this particular site. There are alternative sites, on lower quality land, that are much more suitable for residential development. The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site, taking into account RMA s5, factors identified by MfE and expert reports about adverse effects of fragmentation & loss of productive land. Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. Development will generate many other adverse effects - such as residential sprawl in a rural area that lacks appropriate infrastructure; large amount of traffic and safety issues in Landing Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. Good soil needs to be zoned for productive agricultural use. The only appropriate zone for Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.			
FS550.014	Lloyd Anderson		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS445.008	Neil Construction Limited		Oppose	The land is not subject to the provisions of the NPS-HPL, as it is not defined as highly productive land. It should be used efficiently to provide much-needed housing supply	Disallow	disallow the original submission	Accept
FS569.014	Vision Kerikeri 2		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 wellfunctioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e.	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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. □ 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			

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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 orchards. □ Residential/urban development in this location 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 in Landing Road; effects on at-risk native species, kiwi & ecological values, water quality, landscape, rural character and amenity values.			
FS62.024	Kapiro Conservation Trust 1		Support	it is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be 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 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	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				□□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 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 neighbouring properties and lawfully established activities. □□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.			
FS333.066	Maree Hart		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	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS549.014	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,	Allow	amend zoning	Reject

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

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS443.014	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 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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS390.014	Tracey Schubert		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 southwest boundaries, so it is logical to include it in the	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS353.014	Al Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS352.014	Kathryn Panckhurst		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking,	Allow	amend zoning	Reject

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

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS342.014	Chris Baker		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS338.014	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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS337.014	Kevin Mahoney		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. FNDC has recognised that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.			
FS336.014	Roger Holman		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,	Allow	amend zoning	Reject

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

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS335.014	Craig and Mary Sawers		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – 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 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				alternative site next to SH10 Sports Hub that would provide a compact urban footprint and would actually improve connectivity with central Kerikeri. Residential development of Lot 1001 farmland would create reverse sensitivity effects on lawfully established activities and neighbouring producers. Residential/urban development in the traffic catchment north of Landing Road will generate cumulative adverse effects – including urban sprawl in a rural environment that lacks appropriate infrastructure; school at capacity; large volumes of traffic, one-lane bridge and safety issues in Landing Road; effects on at-risk native species, kiwi& ecological values, water quality, landscape, rural character and amenity values.			
FS334.014	Fiona Clarke		Support	It is clear that urban/residential development at Lot 1001 DP 532487 (productive farmland) and the surrounding rural area would be inappropriate for many reasons – National Policy Standards recognise the need for district plans to support a well-functioning urban environment in towns such as Kerikeri and achieve a compact urban footprint that is accessible by active transport (i.e. walking, cycling), and protect productive rural land from inappropriate urban/residential sprawl. Lot 1001 has a large area of good quality soil. It has one of the few remaining large blocks of Class 2 soil/land in the District. This is a strictly finite resource. Keeping good land for agricultural 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	Allow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				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.		
S349.001	Neil Construction Limited	Rural Lifestyle Zone	Oppose	The Submitter is concerned that the Rural Lifestyle Zone is not an appropriate zoning for the land it owns, or for the land to the east that has previously been subdivided. The Submitter's 68.2940ha landholding is not in the coastal environment, and is not subject to any other overlays related to natural features or landscapes or any particular constraints that would make more intensive rural residential development inappropriate. The land is essentially the same in terms of its characteristics as the land it adjoins to the south, which is proposed to be identified as Rural Residential Zone. Its inclusion within the proposed Rural Residential Zone would enable a coherent and unbroken band of rural residential land surrounding the urban area of Kerikeri to the north and wrapping around the coastal edge. The requested rezoning to Rural Residential Zone would provide defensible boundaries to the zone in the form of the Rangitane River, the Kerikeri Inlet, and Redcliffs Road. The relatively challenging contour of the land and its mixed soil	Amend the zoning of land currently zoned Rural Lifestyle at Lot 1 1001, Kapiro Rd, Kerikeri and the properties serviced by Fernbird Grove, Blue Penguin Drive, Spoonbill Drive and Fantail Rise (refer submission) to Rural Residential.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				quality mean that its use for any significant productive rural purpose is remote, particularly if it is subdivided to the extent that is anticipated by the proposed Rural Lifestyle Zone. Established rural residential development to the south and east will impose significant potential for reverse sensitivity effects that would further constrain productive use of the land. A better outcome in these circumstances is to utilise the land more efficiently for rural residential use, adding much needed housing to Kerikeri in a way that does not impose any burden on the community in terms of providing or funding infrastructure. The proposed Rural Lifestyle Zone would still result in fragmentation of rural land, but would simply use the land in a manner that is inefficient.			
FS550.029	Lloyd Anderson		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Reject
FS62.035	Kapiro Conservation Trust 1		Oppose	The Submitter is concerned that the Rural Lifestyle Zone is not an appropriate zoning for the land it owns, or for the land to the east that has previously been subdivided. The Submitter's 68.2940ha landholding is not in the coastal environment, and is not subject to any other overlays related to natural features or landscapes or any particular	Disallow	Re-zoning of Lot 1001 DP 532487 (tubbs farmland) in Rural Production or Horticulture zone etc	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				constraints that would make more intensive rural residential development inappropriate. The land is essentially the same in terms of its characteristics as the land it adjoins to the south, which is proposed to be identified as Rural Residential Zone. Its inclusion within the proposed Rural Residential Zone would enable a coherent and unbroken band of rural residential land surrounding the urban area of Kerikeri to the north and wrapping around the coastal edge. The requested rezoning to Rural Residential Zone would provide defensible boundaries to the zone in the form of the Rangitane River, the Kerikeri Inlet, and Redcliffs Road. The relatively challenging contour of the land and its mixed soil quality mean that its use for any significant productive rural purpose is remote, particularly if it is subdivided to the extent that is anticipated by the proposed Rural Lifestyle Zone. Established rural residential development to the south and east will impose significant potential for reverse sensitivity effects that would further constrain productive use of the land. A better outcome in these circumstances is to utilise the land more efficiently for rural residential use, adding much needed housing to Kerikeri in a way that does not impose any burden on the community in terms of providing or funding infrastructure. The proposed Rural Lifestyle Zone would still result in fragmentation of rural land, but would simply use the land in a manner that is inefficient.			
FS333.022	Maree Hart		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to ‘rural character’ and ‘amenity’ for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of	Disallow	Re-zoning of Lot 1001 DP 532487 (tubbs farmland) in Rural Production or Horticulture zone etc	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1 above.			
FS549.029	Vanessa Anderson		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Reject
FS443.029	Peter O'Neil Donnellon		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact	Disallow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS390.029	Tracey Schubert		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Reject
FS353.029	Al Panckhurst		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the	Disallow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS352.029	Kathryn Panckhurst		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Reject
FS342.029	Chris Baker		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development	Disallow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS338.029	Pearl Mahoney		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Reject
FS337.029	Kevin Mahoney		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete	Disallow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS336.029	Roger Holman		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Reject
FS335.029	Craig and Mary Sawers		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and	Disallow	amend zoning	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS334.029	Fiona Clarke		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Reject
S286.001	Tristan Simpkin	Rural Lifestyle Zone	Oppose	Nearly all of the land that was zoned Coastal Living throughout the whole District (minimum discretionary lot	Either 1) Rural lifestyle zone discretionary minimum lotsize needs to be 5,000m2 - so at		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				size 5000m2) has been changed to Rural Lifestyle (minimum discretionary lot size 2ha which is 4x the size of the current rule). This affects the following townships/areas: Ahipara, Opononi, Koutu, Houhora, Pukenui, Taipa, Cable Bay, Coopers Beach, Hihi, Whangaroa, Mahinepua, Wainui, Blue Penguin/Fernbird, Rangitane River Park, Kerikeri Inlet/Wharau Rd, and a lot of land around Russell & Paihia & Orongo Bay. Each of the above townships/areas would have land in or on the fringes of it severely reduced in development and growth potential, which is exactly what the Far North coastal towns need. Submitter opposes this rezoning and can only conclude that no one has actually thought about the negative implications this will have on the growth of our coastal towns. All this land that could be subdivided down currently into 5,000m2 lots, with the new Rural Lifestyle zone can only be as small as 20,000m2 (2ha). Who wants 2ha with their bach by the beach? The Far North needs to be growing, not shrinking, so we need to provide more properties for people to live on. Further to that, the current Coastal Living zoned land has already had a reasonable amount of development under the current zoning, so why don't we intensify where houses are already, which means our Rural & Horticultural land can be further preserved from development.	least the potential of the land does not getworse than it is at present; or 2)(preferred) all the land that was zoned Coastal Living be rezoned to RuralResidential, and let the Coastal environment rules cover any coastal issues.		
FS550.030	Lloyd Anderson		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to ‘rural character’ and ‘amenity’ for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS569.016	Vision Kerikeri 2		Oppose	The scale and intensity of urban/residential development sought by these submissions would create a new township in rural areas at the eastern end of Kapiro Road, generating a scale and density of development that is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area and coastal area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. These submissions seek inappropriate re-zoning e.g. re-zoning Lot 1001 DP 532487 (Tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive, Kingfisher Drive etc, as Rural Residential. Importantly, some of the submission points seek to weaken the objectives, policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone in general. If such changes were allowed, they would apply across the entire District, and would promote urban sprawl in rural areas in all parts of the District. Their proposed changes would generate a large number of cumulative adverse effects, such as impacts on wetlands/saltmarshes, ecological values, rural environment, coastal environment, traffic impacts on one-lane bridge, amenity values and other adverse effects noted under our Further Submission 1 above.	Disallow	Re-zoning of Lot 1001 DP 532487 (Tubbs farmland) in Rural Production or Horticulture zone. • Rural Lifestyle zoning for existing residential properties in Blue Penguin Drive, Fernbird Grove and Kingfisher Drive, as in PDP planning map. • Minimise urban sprawl and protect the general coastal area of Skudders Beach Road by applying Rural Lifestyle zoning to existing paddocks and undeveloped areas, and ensure better protection of the coastal environment, areas that are visible from coastal waters or public land, ecological values, wetlands/ saltmarshes etc	Accept in part
FS62.026	Kapiro Conservation Trust 1		Oppose	The scale and intensity of urban/residential development sought by these submissions would create a new township in rural areas at the eastern end of Kapiro Road, generating a scale and density of development that is not anticipated in the Operative and Proposed District Plans. □□It would generate urban sprawl in a rural area and	Disallow	Re-zoning of Lot 1001 DP 532487 (Tubbs farmland) in Rural Production or Horticulture zone. • Rural Lifestyle zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				coastal area that lacks appropriate infrastructure, and would fail to provide a compact urban footprint for Kerikeri town. □□These submissions seek inappropriate zoning e.g. re-zoning Lot 1001 DP 532487 (Tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive, Kingfisher Drive etc, as Rural Residential. □□Importantly, some of the submission points seek to weaken the objectives, policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone in general. If such changes were allowed, they would apply across the entire District, and would promote urban sprawl in rural areas in all parts of the District. □□Their proposed changes would generate a large number of cumulative adverse effects, such as impacts on wetlands/saltmarshes, ecological values, rural environment, coastal environment, traffic impacts on one-lane bridge, amenity values and other adverse effects noted under our Further Submission 1 above		for existing residential properties in Blue Penguin Drive, Fernbird Grove and Kingfisher Drive, as in PDP planning map. • Minimise urban sprawl and protect the general coastal area of Skudders Beach Road by applying Rural Lifestyle zoning to existing paddocks and undeveloped areas, and ensure better protection of the coastal environment, areas that are visible from coastal waters or public land, ecological values, wetlands/saltmarshes etc.	
FS333.052	Maree Hart		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in	Disallow	Re-zoning of Lot 1001 DP 532487 (tubbs farmland) in Rural Production or Horticulture zone.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1 above.			
FS549.030	Vanessa Anderson		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS443.030	Peter O'Neil Donnellon		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future.	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS390.030	Tracey Schubert		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS353.030	Al Panckhurst		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans.	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS352.030	Kathryn Panckhurst		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS342.030	Chris Baker		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS338.030	Pearl Mahoney		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS337.030	Kevin Mahoney		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS336.030	Roger Holman		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS335.030	Craig and Mary Sawers		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS334.030	Fiona Clarke		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
S284.004	Trent Simpkin	Rural Lifestyle Zone	Oppose	The proposed zoning is Rural Lifestyle, which has a minimum lot size of 2Ha. I suggest the zoning should be Rural Residential. 2Ha lots are quite literally a waste of	Amend zoning of all land accessed from Blue Penguin Drive, Fernbird Grove, and the land between there and Redcliffs Road, Kerikeri		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				land. Kerikeri needs to grow, and these parcels of land are an obvious location for growth. There are two items here: 1) The existing lots on Blue Penguin Drive and Fernbird Grove vary in size from 8000m2 to 2.6Ha, with most of them being between 8000-9000m2. This is terrible use of land, and if was rezoned to be Rural Residential, these landowners could subdivide allowing better use of these 8000m2 lots, which should have four homes on them, not one. 2) The large block of land between Redcliffs road and Blue Penguin - this also should be Rural Residential zoned. There is a lot of discussion around the cost of sections and property in and around Kerikeri. By stifling development, this will reduce supply, and therefore increase prices yet further. Kerikeri is, and will, continue to grow as its a desirable place to live in New Zealand. The new zoning maps need to reflect that and allow for that growth to happen over the next 10-15years.	from Rural Lifestyle Zone to Rural Residential Zone. This includes properties at 1-33 Blue Penguin Drive, 1-24 Fernbird Grove, 1-4 Spoonbill Drive, 15 Skudders Beach Road, 11, 29, 37, 43, 44, 48, 53, 55, 65A, 65B, 65C, 65D Kingfisher Road, Lot 1 and Lot 2, Kingfisher Drive, and Lot 1001, Kapiro Road, Kerikeri (see map attached to original submission).		
FS550.031	Lloyd Anderson		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS445.001	Neil Construction Limited		Support	The land in this location has already been subject to substantial rural residential subdivision and development in accordance with resource consents and planning frameworks. The rezoning to Rural Residential Zone will use the land and significant infrastructure investment more efficiently, and support increased housing supply in Kerikeri.	Allow	Request to rezone the land to Rural Residential Zone.	Accept in part
FS333.015	Maree Hart		Oppose	The original submission seeks inappropriate changes, such as re-zoning Lot 1001 DP 532487, Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. They also seek to amend the relevant rural provisions to be more permissive such as removing reference to rural character and amenity. The scale and intensity of residential development sought by the original submission would create a new township in the rural areas at the northern end of Landing Road. This scale and intensity is not anticipated in either the Operative or Proposed District Plan. It would generate urban sprawl in a rural area that lacks relevant infrastructure and would fail to provide a compact urban footprint for Kerikeri. The proposed changes would generate a large number of 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.	Disallow	Amend zoning of Lot 1001 DP 532487 to Horticulture zone or Rural Production zone; Amend provisions to protect other sites referenced in the original submission by Rural Lifestyle zoning and where relevant, provisions relating to the protection of the coastal environment, wetlands/saltmarshes, and areas that are visible from coastal waters; 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	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
						values and freshwater, wetlands and saltmarshes, areas that are visible from coastal waters or public land.	
FS569.020	Vision Kerikeri 2		Oppose	The scale and intensity of urban/residential development sought by these submissions would create a new township in rural areas at the eastern end of Kapiro Road, generating a scale and density of development that is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area and coastal area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. These submissions seek inappropriate re-zoning e.g. re-zoning Lot 1001 DP 532487 (Tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive, Kingfisher Drive etc, as Rural Residential. Importantly, some of the submission points seek to weaken the objectives, policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone in general. If such changes were allowed, they would apply across the entire District, and would promote urban sprawl in rural areas in all parts of the District. Their proposed changes would generate a large number of cumulative adverse effects, such as impacts on wetlands/saltmarshes, ecological values, rural environment, coastal environment, traffic impacts on one-lane bridge, amenity values and other adverse effects noted under our Further Submission 1 above.	Disallow	Re-zoning of Lot 1001 DP 532487 (Tubbs farmland) in Rural Production or Horticulture zone. • Rural Lifestyle zoning for existing residential properties in Blue Penguin Drive, Fernbird Grove and Kingfisher Drive, as in PDP planning map. • Minimise urban sprawl and protect the general coastal area of Skudders Beach Road by applying Rural Lifestyle zoning to existing paddocks and undeveloped areas, and ensure better protection of the coastal environment, areas that are visible from coastal waters or public land, ecological values, wetlands/ saltmarshes etc	Accept in part
FS62.030	Kapiro Conservation Trust 1		Oppose	The scale and intensity of urban/residential development sought by these submissions would create a new township in rural areas at the eastern end of Kapiro Road, generating	Disallow	Re-zoning of Lot 1001 DP 532487 (Tubbs farmland) in Rural	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				a scale and density of development that is not anticipated in the Operative and Proposed District Plans. □□It would generate urban sprawl in a rural area and coastal area that lacks appropriate infrastructure, and would fail to provide a compact urban footprint for Kerikeri town. □□These submissions seek inappropriate zoning e.g. re-zoning Lot 1001 DP 532487 (Tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive, Kingfisher Drive etc, as Rural Residential. □□Importantly, some of the submission points seek to weaken the objectives, policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone in general. If such changes were allowed, they would apply across the entire District, and would promote urban sprawl in rural areas in all parts of the District. □□Their proposed changes would generate a large number of cumulative adverse effects, such as impacts on wetlands/saltmarshes, ecological values, rural environment, coastal environment, traffic impacts on one-lane bridge, amenity values and other adverse effects noted under our Further Submission 1 above		Production or Horticulture zone. • Rural Lifestyle zoning for existing residential properties in Blue Penguin Drive, Fernbird Grove and Kingfisher Drive, as in PDP planning map. • Minimise urban sprawl and protect the general coastal area of Skudders Beach Road by applying Rural Lifestyle zoning to existing paddocks and undeveloped areas, and ensure better protection of the coastal environment, areas that are visible from coastal waters or public land, ecological values, wetlands/saltmarshes etc.	
FS570.858	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
FS566.872	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
FS569.894	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
FS549.031	Vanessa Anderson		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS443.031	Peter O'Neil Donnellon		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS390.031	Tracey Schubert		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS353.031	Al Panckhurst		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS352.031	Kathryn Panckhurst		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS342.031	Chris Baker		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS338.031	Pearl Mahoney		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS337.031	Kevin Mahoney		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS336.031	Roger Holman		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
FS335.031	Craig and Mary Sawers		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development	Disallow	amend zoning	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.			
FS334.031	Fiona Clarke		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone. The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans. It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future. Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1above.	Disallow	amend zoning	Accept in part
S180.004	Kerikeri Peninsula Conservation Charitable Trust	Rural Lifestyle Zone	Oppose	The blocks current zone is general coastal, and the southern end of the site is Coastal environment. Rural Lifestyle or any other residential zone is totally inappropriate for a protected SNA site.	rezone lot 3 DP 415575 (Kurapari Rd) from rural Lifestyle zone to a specail zoning for SNA and similar ecological sites and /or given status siimilar to a Reserve on private property		Reject
FS566.0010	Kapiro Conservation Trust 2		Support		Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS569.042	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	allow the original submission	Reject
FS570.005	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	Reject
S288.008	Tristan Simpkin	Rural Lifestyle Zone	Oppose	Taipa Heights/Cable Bay Area Should be Rural Residential, not Rural Lifestyle. The land was 'Coastal Living' zoned land in the current District Plan, which allowed subdivision down to 5000m2. The proposed plan has zoned it Rural Lifestyle, meaning a minimum lot size of 2Ha. There is no logical reason why the minimum lot size on all this land has been increased by 4x, and many of the lots within this area are of a 'Rural Residential' size already. We need to be encouraging subdivision in areas like this, to stimulate growth and the Far North economy.	Amend zoning for all land currently zoned Rural Lifestyle Zone within the Taipa Heights/Cable Bay area from Rural Lifestyle Zone to Rural Residential Zone. This includes all properties accessed from Taipa Heights Drive, Olive View Heights Drive, Stratford Drive (see map attached to original submission). (TPG to provide address list).		Reject
FS570.887	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
FS566.901	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
FS569.923	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
S448.004	Kapiro Conservation Trust	Rural Lifestyle Zone	Oppose	SNAs and similar sites that are already protected through the resource consenting process, and sites that will be added by future consenting, should be zoned in a special zoning or overlay for protected SNAs and similar ecological sites or given status similar to a Reserve on private property, in order to protect ecological values at the site.	Amend zoning of Lot 3 DP 415575, Kurapari Road, Rangitane from Rural Lifestyle Zone to a special zoning for SNA's or to apply a status similar to a Reserve on private property to the site.		Reject
FS569.1888	Vision Kerikeri 2		Support		Allow	Allow the original submission	Reject
FS570.1816	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S34.002	Seeka Limited	Rural Production Zone	Oppose	Northland Horticulture Limited, a subsidiary company of Seeka Limited own the property located at 311 Kapiro Road, Kerikeri. The site contains an existing kiwifruit Packhouse and Coolstores an further development of the site for Coolstores is planned in the near future. Submitter notes that site is currently zoned Rural and is also shown as being zoned Rural on the Proposed District Planning Maps (correction note: PDP zoning is Horticulture Processing). Seeka considers that a Horticultural Processing zoning of the site would be more appropriate given the existing developed land use and proposed future expansions.	Amend the zoning of the property at 311 Kapiro Road, Kerikeri (Lot 1 DP 347737) from Rural Production to Horticultural Processing.	Accept
S8.001	Kylie Stewart	Rural Production Zone	Oppose	Property is currently zoned as Rural Production. This is due to the land previously being one large farm that has been subdivided many years ago. Our land and the land surrounding us can by no means be classed as 'productive' in a rural sense, given the sizes of the land parcels that have been broken up. It would make more sense to have us zoned as Rural Lifestyle. Submitter understands that productivity is not the only consideration when it comes to the zoning decision, however believes that this issue should be looked at. Given the housing shortage in the Far North, submitter considers that Council is ham-stringing people that would otherwise complete works on their land to provide more housing opportunities by keeping them in the wrong zone. Submitter also holds a portion of land in native bush on the property, and would be willing and more than happy to put a clause in to keep this safe, as they have no intention of doing any damage to this. Submitter simply wants more options when it comes to how they can conduct themselves on their own land.	Amend zoning of property at 5770 State Highway 10 Awanui (Lot 2, DP 556502 and Lot 1, DP 415104) from Rural Production to Rural Lifestyle Zone.	Reject
S81.001	John and Rachel Stewart	Rural Production Zone	Oppose	Property has been kept as Rural Production and is not a production unit/site and should not be zoned as such. Some sites on the other side of Okahu Road that have been changed to Rural Residential are in fact larger than our site, so it does not make sense. Several sites surrounding ours are much smaller than ours and are still zoned as Rural Production when clearly they are not. Some of these smaller sites need to be changed to Rural Residential also. It seems crazy this particular site is not given rural residential due to the lack of housing available	amend zoning of 481A Kaitaia-Awaroa road from Rural Production to Rural Residential	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				in this area. Infrastructure in this area is also self-sufficient with own sewerage and water tank systems.		
S57.001	RHL & LM Ferguson Family Trust	Rural Production Zone	Oppose	The submitter opposes the zoning of 95 Marchant Road, Hihi as Rural Production zone. The submitter does not consider the property to be viable as primary production and considers that it meets all of the criteria for the Rural Lifestyle zone.	Amend the zoning of 95 Marchant Road, Hihi from Rural Production to Rural Lifestyle.	Accept
S213.001	Timothy and Dion Spicer	Rural Production Zone	Support	Dion and Timothy Spicer support the proposed zoning of Lot 2 DP 203376, where the RPZ zoning of the southern portion of the site will be retained. Overall, it is considered that the proposed zoning represents a largely positive change for the site as it promotes the continuation of production activities on the 210ha block.	Retain the RPZ zoning of the site - Lot 2 DP 203376	Accept
S291.001	Izrael Robertson	Rural Production Zone	Oppose	Proposed zoning is not appropriate. Seeks rezoning based on objectives and policies of hte area. Mostly want to split the property into two titles. This subdivision would not be out of the ordinary given the surrounding development. Submitter also runs a locally owned business harvesting beachcast seaweeds that employs local youth and adults from top half of property, and has local hapu on board.	Amend zoning of land at 143 Kokohuia Road, Omapere from Rural Production to another zone (not stated) that would enable the submitter to split the property into two separate titles.	Reject
S151.001	NFS Farms Limited	Rural Production Zone	Support	The proposed zoning is supported in principle, but only on the basis that the zone rules and other relevant provisions strike a reasonable balance between the rural production, conservation and rural living requirements.	Retain the Rural Production zoning of land at 123 Rangitane Road, Kerikeri 0294 (Lot 3 DP 184505) and 127 Rangitane Road, Kerikeri 0294 (Lots 1 and 3 DP 502469)	Accept
S332.001	Alistair Kenneth Lambie	Rural Production Zone	Support in part	The Rural Production zoning in the PDP does not reflect the changing character of rural developing village Treaty settlement land, low to non- rural productive use, and smaller style living lots. The site/s is / are more suitable for considered spot or strip Zoning to Rural Residential.	amend zone of 211 Creamery Road, Kohukohu and lots in the vicinity from Rural Production to Rural residential	Reject
S308.002	Simon Urlich	Rural Production Zone	Oppose	The zoning of the site is not appropriate. Rural Residential would be a better fit for the type of property as three sides of it already have established private dwellings and are zoned as such.	Amend zoning of submitters land at 15 Melissa Road, Tokerau Beach / 11 Simon Urlich Road (Lot 2 DP 486193) and 22 Simon Urlich Road (54ha) (Pt Lots 1 2 DP432296 Sec 19 PT SEC 18 BLK III RANGAUNU SD AND LOT 1 DP 69650 LOT 1 DP 486193), Karikari Peninsula, to Rural Residential zone to enable subdivision of property into sections between 2000 sqm and 4000 sqm.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S333.109	P S Yates Family Trust	Rural Production Zone	Support	The Proposed Plan describes the Rural Lifestyle Zone as being characterised by open space and vegetated landscapes, interspersed by farm buildings, structures and residential units. It states that areas suitable for rural lifestyle living have been identified because they are already fragmented with residential land uses, are on low value soils or where consent has already been granted to undertake more dense living than anticipated in the Rural Production Zone. These circumstances equally apply to The PS Yates Family Trust properties at 1 and 23 Kokinga Point Road. The specific objectives of the Rural Lifestyle Zone are the most appropriate way to achieve the purpose of the RMA in respect of these properties and are more appropriate because (with reference to these objectives): Objective RLZ-O1 The Rural Lifestyle Zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone. The density is already established through the comparatively small lot sizes of 4.36ha and 7.99ha. Development opportunities are very constrained on the sites given their steep sided peninsula topography, and vegetated areas with buildings and cleared areas already established. Objective RLZ-O2 The predominant character and amenity of the Rural Lifestyle Zone is characterised by: a. low density residential activities; b. small scale farming activities with limited buildings and structures; c. smaller lot sizes than anticipated in the Rural Production Zone; d. a general absence of urban infrastructure; e. rural roads with low traffic volumes; f. areas of vegetation, natural features and open space. The properties align with each of these features. Objective RLZ-O3 The role, function and predominant character and amenity of the Rural Lifestyle Zone is not compromised by incompatible activities. There is no risk of incompatible activities within the properties, or externally (noting in particular that rural production activities are distant from the properties). Objective RLZ-O4 Land use and subdivision in the Rural Lifestyle Zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production Zones. As noted above, there are no rural production activities in close proximity to the properties. In contrast, for the reasons set out in this submission, the Rural Production Zone (as currently drafted in the Proposed Plan)	Rezone from Rural Production to Rural Lifestyle the properties at 1 and 23 Kokinga Point Road, Rawhiti, legally described as Lot 3 DP 71896 and Part Te Kokinga Block.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				fails to recognise existing and potentially future rural residential opportunities, on properties that by their nature, will not compromise rural production activities.		
S168.149	Setar Thirty Six Limited	Rural Production Zone	Oppose	The Proposed Plan describes the Rural Lifestyle zone as being characterised by open space and vegetated landscapes, interspersed by farm buildings, structures and residential units. It states that areas suitable for rural lifestyle living have been identified because they are already fragmented with residential land uses, are on low value soils or where consent has already been granted to undertake more dense living than anticipated in the Rural Production zone. These circumstances equally apply to the Setar Thirty Six and adjoining private titles. The specific objectives of the Rural Lifestyle zone are the most appropriate way to achieve the purpose of the RMA in respect of this property and are more appropriate because (with reference to these objectives and policies): Objective RLZ-O1 The Rural Lifestyle Zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone. The density is already established through the existing lot size. Development sits well with the existing coastal character of the local environment. Objective RLZ-O2 The predominant character and amenity of the Rural Lifestyle zone is characterised by: a. low density residential activities; b. small scale farming activities with limited buildings and structures; c. smaller lot sizes than anticipated in the Rural Production zone; d. a general absence of urban infrastructure; e. rural roads with low traffic volumes; f. areas of vegetation, natural features and open space. The property aligns with each of these features. Objective RLZ-O3 The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities. There is no risk of incompatible activities within the property, or externally being an island with no productive land uses. Objective RLZ-O4 Land use and subdivision in the Rural Lifestyle Zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production zones. As noted above, there are no rural production activities. In contrast, for the reasons set out in this submission, the Rural Production zone (as currently drafted in the Proposed Plan) fails to	Delete the Rural Production zoning of Lot 1 DP 36233 (being land owned by Setar Thirty Six at Moturua Island) and zone the land Rural Lifestyle	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				recognise existing and potentially future rural residential opportunities, where they will clearly not compromise rural production activities in this location.		
S168.150	Setar Thirty Six Limited	Rural Production Zone	Oppose	The Proposed Plan describes the Rural Lifestyle zone as being characterised by open space and vegetated landscapes, interspersed by farm buildings, structures and residential units. It states that areas suitable for rural lifestyle living have been identified because they are already fragmented with residential land uses, are on low value soils or where consent has already been granted to undertake more dense living than anticipated in the Rural Production zone. These circumstances equally apply to the Setar Thirty Six and adjoining private titles. The specific objectives of the Rural Lifestyle zone are the most appropriate way to achieve the purpose of the RMA in respect of this property and are more appropriate because (with reference to these objectives and policies): Objective RLZ-O1 The Rural Lifestyle Zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone. The density is already established through the existing lot size. Development sits well with the existing coastal character of the local environment. Objective RLZ-O2 The predominant character and amenity of the Rural Lifestyle zone is characterised by: a. low density residential activities; b. small scale farming activities with limited buildings and structures; c. smaller lot sizes than anticipated in the Rural Production zone; d. a general absence of urban infrastructure; e. rural roads with low traffic volumes; f. areas of vegetation, natural features and open space. The property aligns with each of these features. Objective RLZ-O3 The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities. There is no risk of incompatible activities within the property, or externally being an island with no productive land uses. Objective RLZ-O4 Land use and subdivision in the Rural Lifestyle Zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production zones. As noted above, there are no rural production activities. In contrast, for the reasons set out in this submission, the Rural Production zone (as currently drafted in the Proposed Plan) fails to	Delete the Rural Production zoning of Lot 1 DP 57873 (being land owned by Setar Thirty Six at Moturua Island) and zone the land Rural Lifestyle	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				recognise existing and potentially future rural residential opportunities, where they will clearly not compromise rural production activities in this location.		
S168.151	Setar Thirty Six Limited	Rural Production Zone	Oppose	The Proposed Plan describes the Rural Lifestyle zone as being characterised by open space and vegetated landscapes, interspersed by farm buildings, structures and residential units. It states that areas suitable for rural lifestyle living have been identified because they are already fragmented with residential land uses, are on low value soils or where consent has already been granted to undertake more dense living than anticipated in the Rural Production zone. These circumstances equally apply to the Setar Thirty Six and adjoining private titles. The specific objectives of the Rural Lifestyle zone are the most appropriate way to achieve the purpose of the RMA in respect of this property and are more appropriate because (with reference to these objectives and policies): Objective RLZ-O1 The Rural Lifestyle Zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone. The density is already established through the existing lot size. Development sits well with the existing coastal character of the local environment. Objective RLZ-O2 The predominant character and amenity of the Rural Lifestyle zone is characterised by: a. low density residential activities; b. small scale farming activities with limited buildings and structures; c. smaller lot sizes than anticipated in the Rural Production zone; d. a general absence of urban infrastructure; e. rural roads with low traffic volumes; f. areas of vegetation, natural features and open space. The property aligns with each of these features. Objective RLZ-O3 The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities. There is no risk of incompatible activities within the property, or externally being an island with no productive land uses. Objective RLZ-O4 Land use and subdivision in the Rural Lifestyle Zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production zones. As noted above, there are no rural production activities. In contrast, for the reasons set out in this submission, the Rural Production zone (as currently drafted in the Proposed Plan) fails to	Delete the Rural Production zoning of Lot 2 DP 57873 (being land owned by Setar Thirty Six at Moturua Island) and zone the land Rural Lifestyle	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				recognise existing and potentially future rural residential opportunities, where they will clearly not compromise rural production activities in this location.		
S221.001	Shirley Dryden	Rural Production Zone	Oppose	Lot 12 DP 431913 (Rangitane Road) should be zoned Rural Lifestyle as it is too small to be farmed (being 8.8 hectares). The neighbours on three sides are either zoned Rural Lifestyle or are 1 hectare in area. The land has stunning views but is boggy and impossible to farm economically. Council needs to save larger blocks with better soil types.	Delete the Rural Production zoning of Lot 12 DP 431913 (Rangitane Road), zone Rural Lifestyle	Reject
S244.001	Ian Diarmid Palmer and Zejia Hu	Rural Production Zone	Oppose	The location and characteristics of the land on the Rangitoto Peninsula are such that its proposed zoning as 'Rural Production' is inappropriate and accordingly is contrary to the requirements of Part 2 of the RMA. The Rangitoto Peninsula is an area of some 59 hectares, of which approximately 51 hectares is privately owned. The peninsula is currently relatively highly fragmented, consisting of 26 separate Primary Parcels, of which 21 are privately owned. These privately owned parcels are held in 13 different titles, which are represented in 12 separate Sites (as that term is defined in the PDP). Three of the 12 Sites are owned by us (the submitters). The Rural Environment Section 32 Report associated with the PDP quotes the National Planning Standards in defining 'Rural Production zone' as - Areas used predominantly for primary production activities that rely on the productive nature of the land and intensive indoor primary production .... The corresponding definitions of General Rural (not used in the FNDC's PDP) and Rural Lifestyle zones exclude the above emphasised text. This clearly implies that to be zoned Rural Production the potential primary production activities on such land must be commercially viable having regard to various aspects, but particularly soil quality and Site size. For the reasons detailed int he submission, the peninsula land does not meet the definition for Rural Production and therefore should not be so zoned. In Conclusion: It is demonstrable that the peninsula land does not meet the definition of Rural Production zoning as stated in the relevant National Planning Standard, but it does comfortably meet the definition specified in that same standard for Rural Lifestyle zoning. It is equally demonstrable that the peninsula land is not Highly Productive land which could have otherwise been	Delete the Rural Production zoning of the privately owned land on the Rangitoto Peninsula (i.e. land on the eastern side of the Mangonui Harbour to the west of the Hihi urban area and including Butler Point) and zone the land Rural Lifestyle.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				justification for the Rural Production zoning decision. In conclusion, for the plethora of reasons detailed in the submission, it is abundantly clear that the RPZ Land has been wrongly zoned Rural Production in the FNDC's Notified PDP, and accordingly, is contrary to the requirements of Part 2 of the RMA.		
S253.001	IDF Developments Limited	Rural Production Zone	Support	The Rural Production zone is effectively the default zone in the PDP where other proposed zones are not applicable or appropriate. The land is being currently used for productive purposes and the productive intent enabled within the Rural Production zone is generally supported.	Retain the Rural Production zoning of the following properties at Pureru Road: - ROT 948625 (Lot 2 DP 550435); - ROT NA30C/2 (Lot 11 DP 72578); - ROT NA28C/843(Lot 12 DP 72578); - ROT NA31A/1347 (Section 7 Block V Kerikeri SD)	Accept
S327.001	Kerry Ludbrook	Rural Production Zone	Oppose	Lot 12 DP 431913 (Rangitane Road) should be zoned Rural Lifestyle as it is too small to be farmed (being 8.8 hectares) and the very wet soil type is too poor for farming and only suitable for lifestyle purposes. The land is surrounded by subdivision, close to Rangitane community town and has spectacular views.	Delete the Rural Production zoning of Lot 12 DP 431913 (Rangitane Road) and zone the land Rural Lifestyle	Reject
S353.003	Amanda Kennedy, Julia Kennedy Till and Simon Till	Rural Production Zone	Support	The reasons why it is believed that the proposed changes are more appropriate for this site are: - it better aligns with existing development, size of landholdings and underlying characteristics and qualities of the land; - the approach proposed is more consistent with high order Resource Management Act 1991 ('RMA') policies and plans; and - the approach proposed is more consistent with the purpose and principles of the RMA.	Retain NA125B/204 (Lot 1 DP 197131) and NA119C/48 (Lot 1 DP 189675) as Rural Production Zone. If the primary relief above is not proposed, the submitters further seek that: the Management Plan approach be retained in the PDP, with further measures that enable sites (such as the Landholdings under consideration) to be appropriately developed.	Accept
S381.001	Nigel Ross Surveyor Ltd	Rural Production Zone	Oppose	Cannot see any reason for complete or partial zoning of 98A to 110, and 109 to 115 State Highway 12, Opononi/Pakanae, as Rural Production. The properties should be fully zoned Rural Lifestyle (inferred)	Delete the Rural Poduction zoning of 98A to 110, and 109 to 115 State Highway 12, Opononi/Pakanae (being Lots 1 to 5, 8, and 10 to 13 of DP 32412, Lot 2 DP 92721, and Part Lot 1 DP 84442), zone Rural Lifestyle	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S461.001	Kingheim Limited	Rural Production Zone	Oppose	The site's ability to be used for productive purposes is restricted by many factors, including its size, the existing buildings on the property, its non-productive soils and its proximity to the coast. The proposed RPZ zoning is therefore not an effective and efficient use of resources.	rezone 44 Gillies Road, Karikari Peninsula Lot 1 DP 149495 from rural production zone to settlement zone	Reject
S382.001	Roman Catholic Bishop of the Diocese of Auckland	Rural Production Zone	Oppose	The Moerewa Catholic Church premises comprise 2 properties at 17A and 17B Snowdon Avenue in Moerewa as shown in the attached map. The legal descriptions of these sites are Lot 10 DP 53299 and Lot 1 DP 533343 respectively. According to the Far North District Operative District Plan, No 17A is zoned 'Residential' while No 17B is located within the 'Rural Production' zone. The north-eastern part of Lot 1 DP 533343 contains an existing development comprising St Therese Church, a caretaker's residential unit, other associated buildings, a driveway, parking and on-site services. Lot 10 DP 53299 contains the majority of the parking area and landscaping. In May 2021, the submitter obtained a resource consent under RC 2300437 to subdivide these two properties by way of boundary adjustment. The purpose of the subdivision is to include all existing church-related activities into a separate title and to create the other title for the balance vacant lot with access from Otiria Road for rural lifestyle purposes. At the time of making this submission, the Title Plan (LT 583834) of the proposed subdivision has been prepared and submitted to the Council for s223 approval. A copy of the Title Plan is attached in Appendix 1. According to the zone maps of the Proposed District Plan, the existing Lot 10 DP 53299 and Lot 1 DP 533343 are zoned 'Settlement' and 'Rural Production' respectively. This means the proposed Lot 1 of LT 583834, which contains all existing church-related activities within an area of 5510m2, will be subject to a 'split zone' boundary between the 'Settlement Zone' and 'Rural Production Zone'. Proposed Lot 1 area has been part of the residential settlement along Snowdon Avenue in Moerewa. This area is connected to Council's reticulated water supply and stormwater networks. Therefore, it is considered most appropriate and rational to demarcate the surveyed area of Lot 1 LT 583834 within the 'Settlement Zone'. This developed area is consistent with the objectives and policies of the Settlement Zone compared to those of the Rural Production Zone.	Amend the zoning of the existing Lot 1 DP 53343 to the Settlement Zone, as shown on the attached map to ensure that the entire area of proposed Lot 1 LT 583834 (that includes existing Lot 10 DP 53299) is consistent with the proposed zoning of the adjacent areas as being a 'Settlement Zone'.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S504.001	James William Rogers and Sara Rogers	Rural Production Zone	Oppose	The changes will be in accordance with the purpose and principles of the Resource Management Act 1991 ("the Act") and will be appropriate in terms of section 32 of the Act. The potential adverse effects that might arise from activities allowed by the changes will have been addressed appropriately. The current proposed rural production zoning does not recognise that the subject area. is currently comprised entirely of lots that are significantly smaller than that anticipated under the Subdivision Rule as a Controlled activity (some allotments being 100 times too small), and further significantly less than even that anticipated as a Discretionary Activity, is currently highly unsuitable for undertaking rural production activities, and therefore additional ability for residential purposes, which is the existing land use for almost all allotments, would not result in a loss of productive land as the productive capacity of the land is already absent. The proposed zoning is not forward looking in regard to providing a supply of land for predicted future growth of the district over the short, medium or long term. Given the absolute minimum productive lot size being 4ha, with good access to water, and that 39 of the 44 lots within the subject area are below this size, have poor access to water, and contain poor soil, it is difficult to understand how rural production activities would be able to be carried out within the area, as per the expectations of the Rural production Zoning. The area meets all must have criteria for the Settlement zone, in that it is un-serviced, meets house cluster and may have zoning criteria. In regard to remaining 'may have' criteria, it is noted that there is both a school and community hall located within 2km of the subject area.	Amend the zoning from Rural Production to Settlement zone for the following properties (see attachment 1 to the original submission): 2 x Lot 1 Arawhata Rd, 51, 53, 61, 71, 71A, 73, 81, 85, 87, 99, 101, 103, 113 Arawhata Rd, 28, 42, 58, 86, 100, 110, 120 Mangatete Heights, Lot 18 Mangatete Heights, Lot 26 Mangatete Heights, 6, 7, 20, 27, 31, 43 Bobs Way, 5, 22, 23, 24, 25 Ronas Place	Reject
S502.105	Northland Planning and Development 2020 Limited	Rural Production Zone	Oppose	They are a small group of General title sites ranging from 2200m2 – 1ha. These would be better zoned as a Rural Residential as the sites are already of this size, or Rural Lifestyle which achieves consistency with neighbouring allotments at the end of Panorama Lane. The same approach should be made with 320 – 334 Foreshore Road, 362 – 380 Foreshore Road and the section of land located off Gumfileds Road shown in the submission.	Amend the Rural Production zone identified in the submission and rezone either Rural Residential or Rural Lifestyle. • 320, 322, 334, 336A, 336B, 359, 361, 371, 375, Lot 1, Lot 2, 362, 366, 370, 380 Foreshore Rd, Ahipara 73B2B4, Lot 1, Lot 2, Lot 3, Lot 4 DP114764, Pt Ahipara 72, 85 Gumfields Rd, Ahipara	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S502.106	Northland Planning and Development 2020 Limited	Rural Production Zone	Oppose	Sites located to the Southwest of Okahu Road are zoned as Rural Production. The lot sizes range from 6347m2 to 1.4ha and as such they are not of a size where they could operate as a productive lot. Sites immediately to the North have been zoned Rural Residential and notably these allotments are larger than the agglomeration of sites in this space. Given that the sites are unable to be utilised for productive purposes, they have already been subdivided down to sizes akin with a Rural Residential zone and are located on soils which are not highly versatile. We seek relief that the sites be rezoned as Rural Residential.	Amend to rezone Rural Production sites southwest of Okahu Rd, Kaitaia identified in the submission to Rural Residential zone.		Reject
S359.016	Northland Regional Council	Rural Production Zone	Support in part	There has been significant expansion of horticulture on the Aupōuri Peninsula and in the Awanui area, primarily for avocado growing – supported in a large part by groundwater resources. There could be justification for including these areas in the Horticultural Zone	Amend the planning maps to rezone avocado orchards in the Aupōuri Peninsula and in the Awanui area from Rural Production to Horticulture (inferred)		Reject
FS44.39	Northland Planning & Development 2020 Ltd		Oppose	The way in which HZ-P1 is worded is that in order to be zoned horticultural you need to comply with (a), (b) and (c). If the land does not contain highly versatile soils or meet other criteria to classify it as a Horticulture zone, then it should not be zoned this just based on the current activity on the land. This will restrict land that has development potential in the future.	Disallow		Accept
FS172.138	Audrey Campbell-Frear		Oppose	For the reasons set out in my primary submission to delete the Horticulture Zone.	Disallow		Accept
FS25.082	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
FS325.056	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	Allow	Allow the original submission.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				development can be problematic and costly, particularly where existing development has already established infrastructure.			
FS570.1052	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	Reject
FS346.477	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	Reject
FS566.1066	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	Reject
FS569.1088	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	Reject
S359.017	Northland Regional Council	Rural Production Zone	Support in part	Given geography and water supply, the service catchment of the mid-north water storage project near Kaikohe should be zoned for horticulture. The Matawii dam is currently under construction and will supply reliable water to support a shift to horticultural/arable use – strongly recommend rezoning to manage potential for reverse sensitivity and to support land use change which is likely to have economic, employment and greenhouse gas emissions reduction benefits.	Amend the planning maps to rezone the service catchment of the mid-north water storage project near Kaikohe from Rural Production to Horticulture (inferred)		Reject
FS44.53	Northland Planning & Development 2020 Ltd		Oppose	The way in which HZ-P1 is worded is that in order to be zoned horticultural you need to comply with (a), (b) and (c). If the land does not contain highly versatile soils or meet other criteria to classify it as a Horticulture zone, then it should not be zoned this. While the new dam will provide a water supply it does not necessarily mean that other factors align such that this land could be utilized for horticulture.	Disallow		Accept
FS172.139	Audrey Campbell-Frear		Oppose	For the reasons set out in my primary submission to delete the Horticulture Zone.	Disallow		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS25.083	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
FS325.057	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
FS354.285	Horticulture New Zealand		Support	The submitter seeks to amend the planning maps to rezone the service catchment of the mid north water storage project near Kaikohe from Rural Production to Horticulture to manage potential for reverse sensitivity and to support land use change which is likely to have economic, employment and greenhouse gas emissions reduction benefits. This is supported.	Allow	Allow S359.017	Reject
FS570.1053	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	Reject
FS346.478	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	Reject
FS566.1067	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	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS569.1089	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	Reject
S70.001	Brian and Katherine Susan Hutching	Rural Production Zone	Oppose	The submitter opposes the Rural Production zoning of the area bounded by Waipapa Road to the north, State Highway 10 to the west, and the Kerikeri River to the east, but excluding the new Light Industrial zone in the northwestern corner and the new Sport and Recreation zone next to State Highway 10. The Rural Production zoning does not reflect the current land use which is predominately residential. Almost all properties are 0-2 hectares in size with only 3 larger lots of approximately 5 hectares each, one of which is to become the Harvest Christian School. No properties are economically viable as rural production units. Three businesses operate in the area: a door & window factory, a roofing business and a childcare centre. There is also a Jehovah's Witness church. None are related to rural production. Retaining the Rural Production zoning in proximity to the new Rural Residential and Sport & Recreation zones on the boundaries of the area risks reverse sensitivity issues.	Amend the zoning of the area bounded by Waipapa Road to the north, State Highway 10 to the west, and Kerikeri River to the east (but excluding the new Light Industrial zone in the northwestern corner and the new Sport and Recreation zone next to State Highway 10) from Rural Production zone to Rural Residential.		Reject
FS45.2	Tristan Simpkin		Support	Fully support. The Rural Production zoning does not reflect the current land use of the nominated area which is predominately rural residential. No properties within this area are economically viable as rural production units, or used for this purpose currently. Rural Residential is the correct zoning for this area to bring it into line for what it is currently being used as. There are multiple submissions on this exact point which should not be ignored.	Allow		Reject
FS29.10	Trent Simpkin		Support	I fully support the rezoning of Waitotara Drive to Rural Residential. - the land is not rural production land, its housing, not farming. - with the sports hub behind, it makes sense to allow this road to intensify into smaller lots - its close to waipapa and kerikeri, and is already segmented into lots, so is an obvious location for intensification to happen and all services can be treated onsite, making it a no brainer for council.	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS172.395	Audrey Campbell-Frear		Support in part	Support reconsideration of inconsistent zoning.	Allow		Reject
FS32.003	Jeff Kemp		Support	The same reasons as stated in the original submission.	Allow	Allow the original submission.	Reject
FS243.213	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 the area bounded by Waipapa Road to the north, State Highway 10 to the west, and Kerikeri River to the east (but excluding the new Light Industrial zone in the northwestern corner and the new Sport and Recreation zone next to State Highway 10) from Rural Production zone to Rural Residential	Accept in part
S84.001	James Guy Ellingham and Deborah Ellingham	Rural Production Zone	Oppose	The following land is currently zoned Rural Production with the proposed plan continuing that zoning - the area bounded by Waipapa Road to the north, State Highway 10 to the west, and the Kerikeri River to the east (but excluding the new Light Industrial zone in the northwest corner and the new Sport and Recreation zone next to State Highway 10). The zoning should be changed to Rural Residential for the following reasons: -The Rural Production zoning does not reflect the current land use which is predominately residential. -Almost all properties are 0-2 hectares in size with only three larger lots of approximately 5 hectares each, one of which is to become the Kerikeri Christian School. No properties are economically viable as rural production units. Three businesses operate in the area: a door and window factory, a roofing business and a childcare centre. There is also a Jehovah's Witness church. None are related to rural production. -Zoning this area as Rural Production continues the discord between the purpose, objectives and policies of that zoning and the current land use. Conflict has occurred where businesses complying with the current zoning have established themselves and created adverse	Amend the zoning of the area bounded by Waipapa Road to the north, State Highway 10 to the west, and the Kerikeri River to the east (but excluding the new Light Industrial zone in the northwest corner and the new Sport and Recreation zone next to State Highway 10), from Rural Production to Rural Residential		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				effects for the neighbouring residential properties, most of whom predate the businesses. -Retaining the Rural Production zoning in proximity to the new Rural Residential and Sport and Recreation zones on the boundary of the area risks reverse sensitivity issues. Zoning the area Rural Residential will mitigate this risk. -It has been suggested that the reason for maintaining the Rural Production zoning for this area on the southern side of Waipapa Road, while designating the northern side as Rural Residential, is to do with the susceptibility of parts of the area to 100-year flooding. This is inappropriate when the new plan contains a full set of provisions designed to mitigate the risks from natural hazards. These should be used to limit development where appropriate, rather than applying a zoning restriction that unfairly affects all properties. -The area is ideally located for residential housing to serve both Waipapa and Kerikeri. It includes the proposed Kerikeri Christian School at 351 Waipapa Road and is across the road from the future third Kerikeri Primary School at 334 Waipapa Road.			
FS45.3	Tristan Simpkin		Support	Fully support. The Rural Production zoning does not reflect the current land use of the nominated area which is predominately rural residential. No properties within this area are economically viable as rural production units, or used for this purpose currently. Rural Residential is the correct zoning for this area to bring it into line for what it is currently being used as. There are multiple submissions on this exact point which should not be ignored, this submission makes a good summary of the reasons to change the zone.	Allow		Reject
FS29.9	Trent Simpkin		Support	I fully support the rezoning of Waitotara Drive & the stated area to Rural Residential. - the land is not rural production land, its housing, not farming. - with the sports hub behind, it makes sense to allow this road to intensify into smaller lots - its close to waipapa and kerikeri, and is already segmented into lots, so is an obvious location for intensification to happen and all services can be treated onsite, making it a no brainer for council.	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS172.396	Audrey Campbell-Frear		Support in part	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning.	Allow		Reject
FS32.002	Jeff Kemp		Support	The same reasons as stated in the original submission.	Allow	Allow the original submission.	Reject
S51.002	Jeff and Robby Kemp	Rural Production Zone	Oppose	Contextually there is a discord in zoning the properties RPZ when assessed against other site in the vicinity. By example all sites north of Waipapa Road area zoned Rural Residential. There is no differential between those properties along Waipapa Road and those along Waitotara Drive. The approach of the PDP should be to reflect what exists or should be created on the ground to that described within the applicable zone. Zoning the properties as RPZ creates an aberration and is in conflict with the intent and purpose of the Rural Production Zone. The land is not highly productive and the flood mitigation measures have abated this hazard which can in nay event be mitigated through design and layout of activities on the sites.	Amend the land in Waitotara Drive zoned Rural Production to Rural Residential Zone, identrified in Figure 1 of the submission.		Reject
FS24.69	Lynley Newport		Support	This submission is representative of other instances where the Council has applied an inappropriate zoning to land clearly unable to be utilised for the purpose of that zone - meaning any land use on the site is automatically contrary to the zone's objectives and policies. Waitotara Drive, for instance, is not rural production land - it is essentially residential in nature and use. Land like this should be zoned accordingly - rural residential in this case, as suggested. I believe Council has an abundance of other tools, such as map overlays, to address constraints to use of land without applying an illogical zoning (and associated lot sizes) as a default (and appropriate) tool to prevent inappropriate development.	Allow		Reject
FS102.4	Ernie Cottle		Support	I fully support this submission. The land in this street/area is already segmented and not suitable/usable for rural production. With the current zoning it is inefficient use of land with the lot sizes being so large but primarily housing. All around the area zoning is different and Waitotara Drive stands out as a maverick. Given its close proximity to Waipapa, it is a great area for further housing intensification rather than more urban sprawl.	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS29.12	Trent Simpkin		Support	I fully support the rezoning of Waitotara Drive to Rural Residential. - the land is not rural production land, its housing, not farming. - with the sports hub behind, it makes sense to allow this road to intensify into smaller lots - its close to waipapa and kerikeri, and is already segmented into lots, so is an obvious location for intensification to happen and all services can be treated onsite, making it a no brainer for council.	Allow		Reject
FS172.392	Audrey Campbell-Frear		Support in part	Support reconsideration of inconsistent zoning.	Allow		Reject
FS25.075	Kiwi Fresh Orange Company Limited		Support	Supports the rezoning of this land so that the zoning reflects the land use pattern. It also appropriately provides a transition from the zoning proposed on the KFO site.	Allow	Allow the original submission.	Reject
S212.001	Borders Real Estate Northland	Rural Production Zone	Oppose	The submitter opposes the Rural Production zone as it applies to the south side of Waipapa Road, between the Kerikeri River and the mixed-use zone and requests that it be Rural-Residential to be consistent with the north side of Waipapa Road.	Delete Rural Production zone as it applies to the south side of Waipapa Road, between the Kerikeri River and the mixed use zone and apply the Rural-Residential zone to the area.		Reject
FS45.4	Tristan Simpkin		Support	Fully support. The Rural Production zoning does not reflect the current land use of the nominated area which is predominately rural residential. No properties within this area are economically viable as rural production units, or used for this purpose currently. Rural Residential is the correct zoning for this area to bring it into line for what it is currently being used as.	Allow		Reject
FS29.1	Trent Simpkin		Support	I agree fully with this submission point and support the zoning of the stated area being Rural Residential. The land is not Rural Production Land, and is close to both Waipapa and Kerikeri so should be zoned Rural Residential to allow for the lots to be further subdivided and make good use of the land that's there.	Allow		Reject
FS29.5	Trent Simpkin		Support	I agree fully with this submission point and support the zoning of the stated area being Rural Residential. The land is not Rural Production Land, and is close to both Waipapa and Kerikeri so should be zoned Rural Residential to allow	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				for the lots to be further subdivided and make good use of the land that's there. It also backs onto the sports ground land so allowing more houses in this area makes total sense.			
S284.002	Trent Simpkin	Rural Production Zone	Oppose	Oppose the proposition to zone Waitotara Drive 'Rural Production', and suggest that it should be zoned 'Rural Residential'. The land was subdivided in mid 2000 and properties range from 8000m2 to 1.2ha, most of which are developed with dwellings and lawns. It is clearly not being used for 'Rural Production' purposes and will ever be able to be in future. Bordering the proposed sports complex, which is appropriately zoned 'Sport and Active Recreation' (which is supported). It makes complete sense that Waitotara Drive is one of the 'ready to go' places for Waipapa to expand its housing stock into. Any flood prone land can be mitigated through minimum Finished Floor Level requirements at subdivision stage. All the properties to the North of Waipapa road are zoned Rural Residential, so doing the same to Waitotara is logical. The land is not highly productive.	Amend zoning of all land at Waitotara Drive, Waipapa from Rural Production Zone to Rural Residential Zone, including property addresses 45 - 147 Waitotara Drive and 279, 289, 291, 293, 299, 305, 309, 317, 331B, 331C, 331D, 331, 361 and 363 Waipapa Road, and land identified as Lot 2 Waipapa Road, Kerikeri, Lot 1, Lot 6 and Lot 17 Waitotara Drive, Kerikeri (see map attached to original submission).		Accept in part
FS45.12	Tristan Simpkin		Support	Fully support. The Rural Production zoning does not reflect the current land use of the nominated area which is predominately rural residential. No properties within this area are economically viable as rural production units, or used for this purpose currently. Rural Residential is the correct zoning for this area to bring it into line for what it is currently being used as. There are multiple submissions on this exact point which should not be ignored.	Allow		Accept in part
FS102.5	Ernie Cottle		Support	I fully support this submission. The land in this street/area is already segmented and not suitable/usable for rural production. With the current zoning it is inefficient use of land with the lot sizes being so large but primarily housing. All around the area zoning is different and Waitotara Drive stands out as a maverick. Given its close proximity to Waipapa, it is a great area for further housing intensification rather than more urban sprawl.	Allow		Accept in part
FS172.386	Audrey Campbell-Frear		Support in part	Support reconsideration of inconsistent zoning.	Allow		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS243.214	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 all land along the southern side of Waipapa Road, including Waitotara Drive, between State Highway 10 and Kerikeri River, which is not marked for recreation to Rural Residential zone	Accept in part
FS570.856	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
FS566.870	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
FS569.892	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
S284.003	Trent Simpkin	Rural Production Zone	Support in part	Supports the proposed Rural Residential zoning of the interior of this road. However suggests a small addition to the Southern corner of this, to include a pocket of land which is zoned Rural Production, and is not, and will not be used for such purposes going forward. Opening up Rural Residential land ensures no extra cost for FNDC to install services, as all sites are self-serviced.	Retain the inside of the Okahu Road Loop, Kaitaia as Rural Residential Zone, but amend the small pocket of properties south of Okahu Road (465, 449, 481A, 481B, 481C and 483 Kaitaia-Awaroa Road, 499, 501, 509 and 521 and 521A Okahu Road), from Rural Production Zone to Rural Residential Zone.		Reject
FS48.1	Nina Pivac		Support	On behalf of Brady Wild: I support the rezoning of the inside of the Okahu Road loop to Rural Residential. The proposed rezoining will represent a largely positive change for this area as it recognises the need for housing development where there is currently a severe housing shortage. Being on the fringe of the Kaitaia Township in an area where medium-density residential development is already	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				emerging, it is considered that the RRZ zoning of the subject site is far more appropriate than the current Rural Production Zoning			
FS236.1	Jeremy Garton		Support	The remaining lot sizes within the addresses mentioned in S284.003 are too small to farm productively on a Rural Production scale, and the area needs some protection from any activity that would disrupt the neighborhood from which Rural Production allows, such as excessive noise, dust, and smell depending on the activity. The short answer is rezone the area as Rural Residential, the most suited zoning for the area specified.	Allow		Reject
FS570.857	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
FS566.871	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
FS569.893	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
S19.002	Douglas Percy and Theodora Symes	Rural Production Zone	Oppose	Consider that proposed zoning is intended to create a green zone as opposed to aligning with neighbouring surrounds. This doesn't make sense when the area is screened from the general public by the commercial premises already dotted along the south side of Waipapa Road. This area is the bridge between outer Kerikeri and Waipapa and infill housing makes more sense in this area than further urban sprawl beyond the boundaries of Kerikeri and Waipapa in all directions.	Amend the zoning of all land along the southern side of Waipapa Road, including Waitotara Drive, between State Highway 10 and Kerikeri River, which is not marked for recreation to Rural Residential zone (inferred)		Reject
FS102.3	Ernie Cottle		Support	I fully support this submission. The land in this street/area is already segmented and not suitable/usable for rural production. With the current zoning it is inefficient use of land with the lot sizes being so large but primarily housing. All around the area zoning is different and Waitotara Drive stands out as a maverick. Given its close proximity to Waipapa, it is a great area for	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				further housing intensification rather than more urban sprawl.			
FS29.11	Trent Simpkin		Support	I fully support the rezoning of Waitotara Drive to Rural Residential. - the land is not rural production land, its housing, not farming. - with the sports hub behind, it makes sense to allow this road to intensify into smaller lots - its close to waipapa and kerikeri, and is already segmented into lots, so is an obvious location for intensification to happen and all services can be treated onsite, making it a no brainer for council.	Allow		Reject
FS172.384	Audrey Campbell-Frear		Support in part	Support reconsideration of inconsistent zoning.	Allow		Reject
FS370.047	Bunnings Limited		Oppose	No reasons stated.	Disallow in part	Retain the Light Industrial zoning for the property on Waipapa Road described in the original submission.	Accept in part
FS243.215	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 all land along the southern side of Waipapa Road, including Waitotara Drive, between State Highway 10 and Kerikeri River, which is not marked for recreation to Rural Residential zone	Accept in part
S288.002	Tristan Simpkin	Rural Production Zone	Oppose	Oppose the proposition to zone Waitotara Drive 'Rural Production', and suggest that it should be zoned 'Rural Residential'. The land was subdivided in mid 2000 and properties range from 8000m2 to 1.2ha, most of which are developed with dwellings and lawns. It is clearly not being used for 'Rural Production' purposes and will ever be able to be in future. Bordering the proposed sports complex, which is appropriately zoned 'Sport and Active Recreation' (which is supported). It makes complete sense that Waitotara Drive is one of the 'ready to go' places for	Amend zoning of all land at Waitotara Drive, Waipapa from Rural Production Zone to Rural Residential Zone, including property addresses 45 - 147 Waitotara Drive and 279, 289, 291, 293, 299, 305, 309, 317, 331B, 331C, 331D, 331, 361 and 363 Waipapa Road, and land identified as Lot 2 Waipapa Road, Kerikeri, Lot 1, Lot 6 and Lot 17		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Waipapa to expand its housing stock into. Any flood prone land can be mitigated through minimum Finished Floor Level requirements at subdivision stage. All the properties to the North of Waipapa road are zoned Rural Residential, so doing the same to Waitotara is logical. The land is not highly productive.	Waitotara Drive, Kerikeri (see map attached to original submission).		
FS102.6	Ernie Cottle		Support	I fully support this submission. The land in this street/area is already segmented and not suitable/usable for rural production. With the current zoning it is inefficient use of land with the lot sizes being so large but primarily housing. All around the area zoning is different and Waitotara Drive stands out as a maverick. Given its close proximity to Waipapa, it is a great area for further housing intensification rather than more urban sprawl.	Allow		Accept in part
FS29.8	Trent Simpkin		Support	I fully support the rezoning of Waitotara Drive to Rural Residential. - the land is not rural production land, its housing, not farming. - with the sports hub behind, it makes sense to allow this road to intensify into smaller lots - its close to waipapa and kerikeri, and is already segmented into lots, so is an obvious location for intensification to happen and all services can be treated onsite, making it a no brainer for council.	Allow		Accept in part
FS172.388	Audrey Campbell-Frear		Support in part	Support reconsideration of inconsistent zoning.	Allow		Accept in part
FS32.001	Jeff Kemp		Support	The same reasons as stated in the original submission.	Allow	Allow the original submission.	Accept in part
FS570.882	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
FS566.896	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
FS569.918	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	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
						inconsistent with our original submission	
S22.002	Trent Simpkin	Rural Production Zone	Oppose	The zoning of existing subdivided land should reflect the state that the land is now in. These should be Rural Residential as they will never be used again for Rural Production, and is a perfect place for Kerikeri to expand with onsite sewer/stormwater disposal without having to install more infrastructure.	Amend the zoning for the 8000m2 - 2 ha lots at Waitorara Drive, Kerikeri from Rural Production Zone to Rural Residential Zone (see map attached to original submission)		Accept in part
FS45.29	Tristan Simpkin		Support	Support as per Reasons given in submission	Allow		Accept in part
FS172.385	Audrey Campbell-Frear		Support in part	Support reconsideration of inconsistent zoning.	Allow		Accept in part
FS25.074	Kiwi Fresh Orange Company Limited		Support	Supports the rezoning of this land so that the zoning reflects the land use pattern. It also appropriately provides a transition from the zoning proposed on the KFO site.	Allow	Allow the original submission.	Accept in part
S92.002	Ernie Cottle	Rural Production Zone	Oppose	Contextually there is a discord in zoning the properties RPZ when assessed against other site in the vicinity. By example all sites north of Waipapa Road area zoned Rural Residential. There is no differential between those properties along Waipapa Road and those along Waitotara Drive. The approach of the PDP should be to reflect what exists or should be created on the ground to that described within the applicable zone. Zoning the properties as RPZ creates an aberration and is in conflict with the intent and purpose of the Rural Production Zone. The land is not highly productive and the flood mitigation measures have abated this hazard which can in nay event be mitigated through design and layout of activities on the sites	Amend the land in Waitotara Drive zonedRural Production to Rural Residential Zone, identrified in Figure 1 of thesubmission.		Reject
FS29.13	Trent Simpkin		Support	I fully support the rezoning of Waitotara Drive to Rural Residential. - the land is not rural production land, its housing, not farming. - with the sports hub behind, it makes sense to allow this road to intensify into smaller lots - its close to waipapa and kerikeri, and is already segmented into lots, so is an obvious location for intensification to happen and all services can be treated onsite, making it a no brainer for council.	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS172.398	Audrey Campbell-Frear		Support in part	Support reconsideration of inconsistent zoning.	Allow		Reject
S288.003	Tristan Simpkin	Rural Production Zone	Support	Supports the proposed Rural Residential zoning of the interior of this road. However suggests a small addition to the Southern corner of this, to include a pocket of land which is zoned Rural Production, and is not, and will not be used for such purposes going forward. Opening up Rural Residential land ensures no extra cost for FNDC to install services, as all sites are self-serviced.	Retain the inside of the Okahu Road Loop, Kaitaia as Rural Residential Zone, but amend the small pocket of properties south of Okahu Road (465, 449, 481A, 481B, 481C and 483 Kaitaia-Awaroa Road, 499, 501, 509 and 521 and 521A Okahu Road), from Rural Production Zone to Rural Residential Zone.		Reject
FS29.37	Trent Simpkin		Support	I support this suggestion of the zone amendments as it makes the most sense for the said areas.	Allow		Reject
FS236.2	Jeremy Garton		Support	The remaining lot sizes within the addresses mentioned in S288.003 are too small to farm productively on a Rural Production scale, and the area needs some protection from any activity that would disrupt the neighborhood from which Rural Production allows, such as excessive noise, dust, and smell depending on the activity. The short answer is rezone the area as Rural Residential, the most suited zoning for the area specified.	Allow		Reject
FS570.883	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
FS566.897	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
FS569.919	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
S551.001	Lucklaw Farm Ltd	Rural Production Zone	Support in part	The re-zoning proposed for Part A will allow for further urban growth and development around the existing Rangiputa Settlement, in accordance with SD-UFD-O2. The expansion of the existing Rangiputa settlement would likely allow for better funding and eventual replacement of the wastewater ponds (FN160). It is envisaged that engagement would occur with adjacent landowners in relation to the proposed re-zoning	rezone 690 Rangiputa road, Karikari peninsula from Rural Production to 3 different zones see map for part A/B/C part A - mixed us / residential		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					part B - rural lifestyle part C - remain rural production		
FS286.2	Ross Morley		Oppose	Changing the area A to Mixed Use/Residential will lead to a lot more pressure on the down stream areas of the wetlands behind Puheke and KariKari beaches. Stormwater and Sewerage. These area's are noted High in Natural Character, Outstanding Natural Landscapes and Outstanding Natural Features. The loss of the regenerating bush will also lead to a loss of habitat for native species. While realising progress happens we would like to see a lower intensification than Mixed use Residential for this wonderful part of NZ	Disallow in part		Accept
FS98.2	Michael Morse		Oppose	The proposed rezoning will result in intensification of land use. This will further result in significant added pressure on existing services, particularly wastewater and roading. The cost of this will be born by Council (and ultimately the existing ratepayers) whilst the economic benefit will be born by the original submitter. Rangiputa already suffers significantly due to a lack of available parking for existing residents and visitors and further landuse intensification will only exacerbate the problem. There is very limited ability to expand parking, particularly for boat trailers, unless significant financial contribution and physical development is made by Council. If the rezoning submission is approved, part of any approval needs to include a requirement that Lucklaw Farm provide/and develop a significant area of land opposite the Rangiputa Fire Station as vehicle/trailer parking to offset the adverse effects landuse intensification will cause. The establishment of further residential/lifestyle land use will result in destruction of large areas of scrubland and loss of significant habitat for a wide variety of endangered fauna & flora (fernbirds, rails, geckos, native orchids)	Disallow		Accept
S553.001	Grace Anne Sturgess	Rural Production Zone	Oppose	The land identified is adjacent or in proximity to a residential area (Rangiputa settlement) and its use is not compatible with the purpose, character and amenity of a	Delete the Rural Production zoning of the following land shown as land area A in schedule 2 to the submission, and zone the		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Rural Production zone. Rezoning of land adjacent to the Rangiputa settlement as a mix of Rural Lifestyle/Mixed Use /Residential, with the balance as Rural Production will allow for the planned expansion of the existing Rangiputa settlement in accordance with the strategic direction objectives for urban from and development, while allowing for a mix of housing typologies.	identified land area as Mixed Use and Residential with the respective zone's objectives, policies and provisions applying to the land - - Part of 700 Rangiputa Road, Karikari Peninsula (being Lot 2 DP 446414) - Part of land on Rangiputa Road, Karikari Peninsula (being Lot 1 DP 446414) - 2B Motutara Drive, Karikari Peninsula (being Lot 2 DP 350584) - 2C Motutara Drive, Karikari Peninsula (being Lot 1 DP 350584) Delete the Rural Production zoning of the following land shown as land area B in schedule 2 to the submission, and zone the identified land area as Rural Lifestyle with the respective zone's objectives, policies and provisions applying to the land - - Part of land on Rangiputa Road, Karikari Peninsula (being Lot 1 DP 446414) - 2D Motutara Drive, Karikari Peninsula (being Lot 2 DP 446414) OR ALTERNATIVELY Delete the Rural Production zoning of 2B Motutara Drive, Karikari Peninsula (being Lot 2 DP 350584), and zone as Rural Residential		
FS98.3	Michael Morse		Oppose	The proposed rezoning will result in intensification of land use. This will further result in significant added pressure on existing services, particularly wastewater and roading. The cost of this will be born by Council (and ultimately the existing ratepayers) whilst the economic benefit will be born by the original submitter. Rangiputa already suffers significantly due to a lack of available parking for existing residents and visitors and further landuse intensification will only exacerbate the problem. There is very limited ability to expand parking, particularly for boat trailers, unless significant financial	Disallow		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				contribution and physical development is made by Council. If the rezoning submission is approved, part of any approval needs to include a requirement that Lucklaw Farm provide/and develop a significant area of land opposite the Rangiputa Fire Station as vehicle/trailer parking to offset the adverse effects landuse intensification will cause. The establishment of further residential/lifestyle land use will result in destruction of large areas of scrubland and loss of significant habitat for a wide variety of endangered fauna & flora (fernbirds, rails, geckos, native orchids)			
FS373.019	Lucklaw Farm Ltd		Support	These points seek that the identified land is rezoned to provide for additional residential growth around Rangiputa, or in the alternative that Rural Residential zoning is applied to 2B Motutara Drive, Karikari Peninsula. These submission points are supported as currently the proposed zoning extremely restricts the growth of Rangiputa. In addition, the site at 2B Motutara Drive is of a size (2.13ha) that means it is not viable for rural production, particularly as the LRIS portal identifies soils on the site have a land use classification of LUC 4e10 limiting land based rural production activities. Given the proximity of the site to the existing Residential Zone, the requested rezoning is supported, noting that the existing Rangiputa Oxidation Ponds (Designation FN160) are available as an option to support additional residential growth	Allow	allow the original submission	Reject
S295.001	Gray Gilraine Holdings Limited	Rural Production Zone	Oppose	Concerns are raised with an evident lack of additional land designated within the proposed zone maps for Rural Residential purposes in proximity to Kerikeri Township. Local authority decision making must ensure economic wellbeing, and the more land released for development purposes will have a positive influence on supply and demand economics. It is understood that certain limitations apply to land with versatile soils in proximity to Kerikeri Township, yet it appears large areas of land southeast of Shepherd Road have been disregarded; having not only poor soil qualities (4e7 and 6e9) but upholding a raft of planning criterion, such as low traffic count roading, minimal wetland areas, absence of heritage or amenity values, proximity to the recently upgraded community wastewater scheme, and unique location isolated by	Amend zoning of land in proximity to Kerikeri township (south-east of Shepherd Road) from Rural Production to Rural Residential, including properties at 99 and 101 Shepherd Road, 19 Okura Drive, 27C Riddell Road, Kerikeri (refer to map attached to submission). Extend the Rural Residential Zone to capture a further 100ha (this may equate to about 200+ household equivalents).		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				existing greenbelt cordon (state forest - Lot 2 DP 63173 and Pt Section 9 Blk II Kawakawa.)			
FS172.399	Audrey Campbell-Frear		Support in part	Support reconsideration of inconsistent zoning.	Allow		Reject
FS343.001	Okura Trust		Support	The map which FNDC has used for defining the zone change on the southeastern side of Kerikeri at the end of the Shepherd Road and Okura Drive area is out of date. The area referred to by the original submission shows 9 titles where there is now 23 titles. The provisions of the Rural production zoning are not appropriate for this area and do not reflect what already exists. Expanding the Rural residential zoning in this area is sensible as there is existing infrastructure to support development and the area is only 2km from the centre of Kerikeri. The soil in this area is poor quality for food production and development in this area does not contribute to congestion on Kerikeri and Waipapa Roads.	Allow	Amend zoning of land in proximity to Kerikeri township (south-east of Shepherd Road) from Rural Production to Rural Residential including properties at 99 and 101 Shepherd Road and 19 Okura Drive.	Reject
S401.001	Braedon & Cook Limited	Rural Production Zone	Support in part	121 Redcliffs Road, Kerikeri, does not contain soils that are suitable for productive purposes. The site contains only a thin layer of topsoil that is underlaid by heavy clay and some brown rock. Much of the site is also encumbered by volcanic rocks, which inhibits the site for productive use. There is already subdivision approved for the neighbouring site to the south (referenced 2220308-RMASUB). Therefore, rural residential development will be present immediately adjacent to the southern boundary of the site. The land is close to Kerikeri Centre (6ks), has good road access to town and Marina. School Bus service etc The neighbouring land (across Redcliffs Rd) is rezoned in PDP. Neighbouring land (ex-horticultural land) across the river is used for residential To fertilise the poor clay soil means inevitable run off into Rangitane River that borders land.	Delete the Rural Production zoning of 121 Redcliffs Road, Kerikeri (Lot 3 DP 108139), zone Rural Lifestyle		Reject
FS172.401	Audrey Campbell-Frear		Support in part	Support reconsideration of inconsistent zoning.	Allow		Reject
FS367.001	Meridian Farm Ltd		Support	As noted earlier in this submission, Meridian Farm Ltd own land directly adjacent to the original submitter's site and have also lodged a submission seeking similar relief. Meridian Farm Ltd would be interested in presenting a joint case at the Proposed District Plan hearings.	Allow	allow original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S403.001	Meridian Farm Ltd	Rural Production Zone	Oppose	1. The site does not contain soils that are suitable for productive purposes. The site contains only a thin layer of topsoil that is underlaid by heavy clay and some brown rock. Much of the site is also encumbered by volcanic rocks, which inhibits the site for productive use. 2. There is already subdivision approved for the subject site (referenced 2220308-RMASUB). An additional subdivision consent is currently in the process of being processed by FNDC. Therefore, the proposed rezoning will reflect the existing/approved uses of the site. 3. The land is close to Kerikeri Centre (6ks), has good road access to town and Marina. School Bus service etc. 4. The neighbouring land (across Redcliffs Rd) is rezoned in PDP. Neighbouring land (ex-horticultural land) across the Rangitane River is used for residential. 5. To fertilise the poor clay soil means inevitable run off into Rangitane River that borders land.	Amend the zoning of 119 Redcliffs Road, Kerikeri (Lot 1 DP 94462 and Lot 2 DP 376997) as shown in the attached Figure 1 to Rural Lifestyle from Rural Production.		Reject
FS172.402	Audrey Campbell-Frear		Support in part	Support reconsideration of inconsistent zoning.	Allow		Reject
FS366.001	Breadon and Cook Ltd		Support	As noted earlier in this submission, Breadon and Cook Ltd own land directly adjacent to the original submitter's site and have also lodged a submission seeking similar relief. Breadon and Cook Ltd would be interested in presenting a joint case at the Proposed District Plan hearings.	Allow	allow original submission	Reject
FS566.023	Kapiro Conservation Trust 2		Support	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
FS569.050	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions	Disallow	disallow the original submission	Accept
FS570.013	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
S67.019	Michael John Winch	Rural Production Zone	Oppose	I oppose the Rural Production zoning of my land and surrounding properties at Henderson Bay. My land and the surrounding properties comprise 4 to 6 ha blocks of land largely covered with a mix of native and exotic trees. Most of the properties have residential units. The land is not suitable for farming or productive forestry and should not be	Rezone from Rural Production to Rural Lifestyle the area of land on Otaipango Road and the end of Henderson Bay Road (Lots 1 to 31 DP 72042, Lots 1 & 2 DP 336030 and Lots 1 & 2 DP 410588).		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				zoned Rural Production. The land and current land use is more appropriately zoned Rural Lifestyle.			
FS241.1	Michael John Winch		Support in part	My submission is incorrectly summarised as supporting the Rural Production zoning of my property and similar properties at Henderson Bay. As stated in my original submission S67.019 I oppose the Rural Production zoning and ask that the Rural Lifestyle zone apply.	Allow		Reject
FS220.2	Lynn kincla		Oppose	Rural lifestyle zone would allow subdivision of the properties in Henderson Bay This could impact the environment negatively. There would be too much pressure on Roading and infrastructure if more subdivision was allowed Rural Production zoning whilst not the perfect fit for the area would protect the uniqueness and prevent intensification	Disallow		Accept
FS283.7	Mark Spaans		Oppose	While I agree that the land in Henderson Bay is not suited to further production as is currently allowable in Rural Production, I wouldn't want Henderson Bay to change zones into one that allows an increase in subdivision that would be an uncontrolled permissible activity as is allowable in Rural Living. Henderson Bay has its own natural character and the current zone changes has not allowed for the status quo that was seen under the previous zoning of General Coastal Zone- especially related to further subdivision. Therefore I support either a special zoning like that of the previous General Coastal or for Rural Production to have tighter control on permissible activities in Henderson Bay that protect the natural character of the area/coastline.	Disallow		Accept
FS311.4	Warren McKay		Oppose	The Rural production zone is not really the right zone for many properties in Henderson Bay Most blocks are bush blocks and they are not suitable for farming activities The rural production zoning takes away sone of the permitted activities covered by the Coastal General zone I am concerned that other activities will now be permitted that are not in keeping with the unique character of the land I do not think Rural lifestyle is a suitable zone As this allows for intensive subdivision of the area	Disallow		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS276.8	Antoinette Pot		Oppose	While I agree that the land in Henderson Bay is not suited to further production as is currently allowable in Rural Production, I wouldn't want Henderson Bay to change zones into one that allows an increase in subdivision that would be an uncontrolled permissible activity as is allowable in Rural Living. Henderson Bay has its own natural character and the current zone changes has not allowed for the status quo that was seen under the previous zoning of General Coastal Zone- especially related to further subdivision. Therefore I support either a special zoning like that of the previous General Coastal or for Rural Production to have tighter control on permissible activities in Henderson Bay that protect the natural character of the area/coastline.	Disallow		Accept
FS346.842	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS, Part 2 of the RMA, and the NPSIB. Forest & Bird supports the full submission than where the relief sought would conflict with that sought in Forest & Birds submission.	Allow	Allow the original submission	Accept
FS566.068	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
S141.001	Mary Stanners	Rural Production Zone	Support	The submitter considers that the proposed zone of Rural Production for the Henderson Bay area is the most appropriate for this area and will provide the most protection to the integrity of the coastal environment.	Retain the Rural Production Zone for the Henderson Bay area.		Accept
FS220.3	Lynn kincla		Support in part	Rural Production zone is a poor fit for the majority of properties in Henderson Bay Road Rural production could lead to intensive farming practises that could harm the local environment It also erodes some of the rights the properties already have By increasing setbacks to boundaries etc One example would be that a property could set up a pig farm with setback rules yet would not be able to run a dog breeding kennel	Allow in part		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS283.6	Mark Spaans		Support in part	I agree in part. Henderson Bay has its own natural character and the current zone changes has not allowed for the status quo that was seen under the previous zoning of General Coastal Zone- especially related to further subdivision. Therefore I support either a special zoning like that of the previous General Coastal or for Rural Production to have tighter control on permissible activities in Henderson Bay that protect the natural character of the area/ coastline.	Allow in part		Accept in part
FS311.5	Warren McKay		Support in part	The Rural production zone is not really the right zone for many properties in Henderson Bay Most blocks are bush blocks and they are not suitable for farming activities The rural production zoning takes away sone of the permitted activities covered by the Coastal General zone I am concerned that other activities will now be permitted that are not in keeping with the unique character of the land	Allow in part		Accept in part
FS276.7	Antoinette Pot		Support in part	I agree in part. Henderson Bay has its own natural character and the current zone changes has not allowed for the status quo that was seen under the previous zoning of General Coastal Zone- especially related to further subdivision. Therefore I support either a special zoning like that of the previous General Coastal or for Rural Production to have tighter control on permissible activities in Henderson Bay that protect the natural character of the area/ coastline.	Allow in part		Accept in part
S284.013	Trent Simpkin	Rural Production Zone	Oppose	There are only a couple of large blocks of land in haruru which are zoned Rural Residential. Although this might seem 'alot of land' it is very reliant on these owners having the time/money/capacity to develop these. Therefore more land should be rezoned to 'rural residential' as alot of this land is already unsuitable to be used for Rural production purposes (and it isn't - alot of it is being used for lifestyle blocks and houses - so rural production zoning it is simply lazy.) Zoning land 'rural residential' has little impact on FNDC. All the sites are self serviced. No infrastructure needed.	Amend zoning of land surrounding Haruru (on Puketona Road, Sharyn Nelson Drive, Retreat Road, Jameson Esplanade, Tui Glen Road and Haruru Falls Road) from Rural Production Zone to Rural Residential Zone (see map attached to original submission)		Reject
FS36.085	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. There needs to	Disallow	Disallow the original submission until appropriate analysis and information has	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				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.		been provided for each of the proposed rezonings.	
FS570.867	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
FS566.881	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
FS569.903	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
S265.001	Miles Valentine	Rural Production Zone	Oppose	The reason to justify this submission is that there are already approximately 30 rural lifestyle lots along the western side of the road (from the southern location named "Kawakawa" on the eplan). None of them are at a scale that justifies or could be designated "rural production'. They are ALL less than 10ha already (most being less than 4ha) so to make this the minimum for "future" subdivision doesn't make sense as there are no lots that fit within this category. The area already fits the "rural lifestyle" definition. This definition describes the existing character of this area. As most of this land is very poor agricultural land, with the area towards Rangiputa having a sandstone pan just below the topsoil that means that horticulture is unsuitable as well	Amend the zoning on the western side of Rangiputa Road, from Rural Production to Rural Lifestyle		Reject
FS117.001	Sheryl Valentine		Support	Oppose the FNDP proposal to designate the western side of Rangiputa Road as Rural Production. That area has long been subdivided into smaller lifestyle lots. The land is of very poor soil quality and has a sandstone pan which makes it unsuitable for horticulture or farming, it would also be financially and commercially unviable. The subdividing of lots in Rangiputa that has occurred over the years has added to the community by allowing families, retirees and	Allow	Allow the original submission.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				others to build homes on lot sizes that are affordable. Extending the minimum lot size would be totally inappropriate in this area, as the area is largely subdivided into smaller sections and lifestyle lots already. The smaller lots (1 - 1.5ha) are the ideal size for properties in this area, the size also allows for more people to purchase and build in the area.			
S548.001	Omata Estate	Rural Production Zone	Oppose	the Omata Estate land is predominantly used as a vineyard with an associated café/restaurant. These activities operate over approximately five hectares of the landholding, and the balance of the sites comprises of established native vegetation. The sizes of the allotments, existing land use, large areas of native vegetation and the undulating topography of the Omata Estate land limits the ability for the land to be practically utilised for rural productive activities. Furthermore, the surrounding properties predominantly contain rural residential development. Rural production activities are not commonplace within the site's locality. Applying a Rural Production zoning to the Omata Estate land does not accurately represent the use of the land nor the localised character of the sites which is inherently rural lifestyle living. The Manaaki Whenua Landcare Research Land Use Capacity (LUC) Maps indicate that the Omata Estate land contains Class 6 (non-arable) soils. A copy of the LUC maps is provided as Attachment 3 to this submission. The Class 6 soils indicate that the land has slight to moderate limitations to pastural use and that the land is suitable for pasture, tree crops and forestry and in some case vineyards. Erosion is generally the dominant limiting factor to the productive potential of this soil type. The Class 6 soils do not fall within the PDP definition of versatile soils nor does the soil type trigger the site to meet the PDP definition of highly productive land.	rezone The Omata Estate land at 212 and 212B Aucks Road (legally described as Lot 1 DP 391936 and Lot 2 DP 391936) from Rural Production to Rural Lifestyle		Reject
FS332.251	Russell Protection Society		Oppose	The correct zonings have already been applied.	Disallow	Disallow the original submission.	Accept
S548.002	Omata Estate	Rural Production Zone	Oppose	Omata Estate seeks that the Far North District Council also considers rezoning the Rural Production zoned land between Okiato and Te Wahapu to the Rural Lifestyle Zone to provide a more succinct zoning pattern that better aligns with the predominant rural lifestyle use of this area.	rezone the land between the settlements of Okiato and Te Wahapu should be rezoned from Rural Production to rural lifestyle		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS332.252	Russell Protection Society		Oppose	The surrounding sites are correctly zoned.	Disallow	Disallow the original submission.	Accept
S78.001	Chris and Nicola Robertson	Rural Production Zone	Oppose	Land at Redcliffs Road, Te Kowhai Point Road and Rangitane Road is not Rural Production in the sense of soil quality or land contour and is mostly not suitable for intensive farming. A very high percentage of the land on this peninsula is used for lifestyle living and is only suitable for lifestyle living. This will protect our coastlines and future proof this community for future growth.	Amend zoning of all land at Redcliffs Road, Te Kowhai Point Road and Rangitane Road from Rural Production Zone to Rural Lifestyle Zone.		Reject
FS566.006	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
S284.006	Trent Simpkin	Rural Production Zone	Oppose	No thought has been given to any expansion plans for Rangiputa. The land zoned Residential is already residential (and full) and then the only option around that is Rural Production. Small settlements like this need to have expansion zoning, as well as the larger towns. This can be done with Rural Residential and Rural Lifestyle Zoning, allowing 2000m2 and 2Ha lots, which don't require servicing.	Amend to expand on the Rangiputa zoning and allow for a band of Rural Residential and possibly Rural Lifestyle zoned land.		Reject
FS570.860	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
FS566.874	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
FS569.896	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
FS373.001	Lucklaw Farm Ltd		Support	I agree that Rural Residential and Rural Lifestyle zoning needs to be included around Rangiputa to allow for some growth.	Allow	I seek that the whole of this submission point be allowed	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS373.015	Lucklaw Farm Ltd		Support	These points specifically seek that changes are made to the Rural Production zone applied under the Proposed FND Plan to allow for growth of Rangiputa. Currently, other than Natural Open Space zoned land, the land around Rangiputa is zoned either General Residential or Rural Production. As the General Residential zoned land is effectively developed to capacity, the proposed zoning means that growth of this area is extremely restricted. In addition, the zoning means there is no buffer zone (such as Rural Lifestyle zoned land) between the Rural Production Zone and General Residential Zone, potentially resulting in reverse sensitivity effects. It is common under the Proposed FND Plan that settlements comprising Residential zoned land within the Far North region include some Rural Lifestyle zoned land. Examples of this include Tokerau Beach, Taipa, Cable Bay, Hihi, Omapere, Kohukohu and Whangaroa. Growth opportunities are further restricted as the Operative FND Plan required a minimum lot size of 20ha in the Coastal Zone for subdivisions and 1 dwelling per 20ha as a permitted land use activity. Now under the Proposed FND Plan, the minimum lot size for subdivisions in the Rural Production Zone is 40ha (as a Controlled activity), with 1 dwelling per 40ha as a permitted land use activity.	Allow	allow the original submission	Reject
S288.006	Tristan Simpkin	Rural Production Zone	Oppose	No thought has been given to any expansion plans for Rangiputa. The land zoned Residential is already residential (and full) and then the only option around that is Rural Production. Small settlements like this need to have expansion zoning, as well as the larger towns. This can be done with Rural Residential and Rural Lifestyle Zoning, allowing 2000m2 and 2Ha lots, which don't require servicing.	Amend to expand on the Rangiputa zoning and allow for a band of Rural Residential and possibly Rural Lifestyle zoned land.		Reject
FS570.886	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
FS566.900	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

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS569.922	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
FS373.002	Lucklaw Farm Ltd		Support	I agree that Rural Residential and Rural Lifestyle zoning needs to be included around Rangiputa settlement to allow for some growth.	Allow	I seek that the whole of this submission point be allowed	Reject
FS373.016	Lucklaw Farm Ltd		Support	These points specifically seek that changes are made to the Rural Production zone applied under the Proposed FND Plan to allow for growth of Rangiputa. Currently, other than Natural Open Space zoned land, the land around Rangiputa is zoned either General Residential or Rural Production. As the General Residential zoned land is effectively developed to capacity, the proposed zoning means that growth of this area is extremely restricted. In addition, the zoning means there is no buffer zone (such as Rural Lifestyle zoned land) between the Rural Production Zone and General Residential Zone, potentially resulting in reverse sensitivity effects. It is common under the Proposed FND Plan that settlements comprising Residential zoned land within the Far North region include some Rural Lifestyle zoned land. Examples of this include Tokerau Beach, Taipa, Cable Bay, Hihi, Omapere, Kohukohu and Whangaroa. Growth opportunities are further restricted as the Operative FND Plan required a minimum lot size of 20ha in the Coastal Zone for subdivisions and 1 dwelling per 20ha as a permitted land use activity. Now under the Proposed FND Plan, the minimum lot size for subdivisions in the Rural Production Zone is 40ha (as a Controlled activity), with 1 dwelling per 40ha as a permitted land use activity.	Allow	allow the original submission	Reject
S288.013	Tristan Simpkin	Rural Production Zone	Oppose	There are only a couple of large blocks of land in haruru which are zoned Rural Residential. Although this might seem 'alot of land' it is very reliant on these owners having the time/money/capacity to develop these. Therefore more land should be rezoned to 'rural residential' as alot of this land is already unsuitable to be used for Rural production purposes (and it isn't - alot of it is being used for lifestyle blocks and houses - so rural production zoning it is simply lazy.) Zoning land 'rural residential' has little impact on	Amend zoning of land surrounding Haruru (on Puketona Road, Sharyn Nelson Drive, Retreat Road, Jameson Esplanade, Tui Glen Road and Haruru Falls Road) from Rural Production Zone to Rural Residential Zone (see map attached to original submission) (TPG to provide address list based on map provided).		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				FNDC. All the sites are self serviced. No infrastructure needed.			
FS570.892	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
FS566.906	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
FS569.928	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
S567.001	Andrē Galvin	Rural Production Zone	Not Stated	The Rural Production zone is inconsistent with the location of the subject site adjacent to and contiguous with the Residential zone imposed over the urban settlement of Haruru Falls. The subject site has 14 residentially zoned neighbours. It is acknowledged that the site contributes to the high natural character of the coastal setting which is acknowledged through the imposition of overlay HNC409. The submitter has, relying on the operative General Coastal zoning of the site, taken significant steps in the preparation of a development plan in keeping with the management plan opportunities under the operative zone. The submitter wishes to continue this environmental development opportunity which has a high public benefit through the provision of access to the coastal edge in an enhanced vegetated coastal setting at this upper reach of the Waitangi River estuary.	Delete Rural Production zoning of Lot 1 DP 53506 (Puketona Road, Haruru Falls), and rezone Settlement		Reject
FS348.224	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
S406.001	Murray and Sandra Wilson	Rural Production Zone	Oppose	We have lived at Rangiputa since 1991. In this time the land west of rangiputa rd from approxiamately 300 rangiputa rd to south of the recreation reserve at 699 rangiputa rd has been subdivided from 10 titles into 30 titles. These properties range in size from 6500 sq metres to 14ha with most in the 3ha to 4 ha range. These	amend zoning from Rural production zone to rural lifestyle zone for all the properties west of rangiputa rd from Approximately 300 Rangiputa rd to south of the recreation reserve at 699 rangiputa rd. Approx. 30 properties.		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				properties now fit best into the rural lifestyle zone as this zone best matches the current size of the properties now.			
FS373.003	Lucklaw Farm Ltd		Support	I support as the sites included are not of a viable size for rural production and the rezoning would allow for growth around the Rangiputa settlement.	Allow	I seek that the whole of this submission point be allowed	Reject
FS373.018	Lucklaw Farm Ltd		Support	This point seeks that the proposed Rural Production zoning applied to the sites ranging from 300 Rangiputa Road northwards up to 699 Rangiputa Road is changed to Rural Lifestyle. The majority of these sites are less than 10ha in size, making it difficult for these sites to be viable for rural production. In addition, these sites all contain soils identified on the LRIS portal as having a land use capability of greater than LUC 4, which means that under the National Policy Statement for Highly Productive Land (2022), they are not defined as highly productive land. This is relevant as the overview of the Rural Lifestyle Zone provided under Part 3 of the Proposed FND Plan states that "Areas suitable for rural lifestyle living have been identified because they are already fragmented with residential land uses, are on low value soils...". On this basis, we support this submission point.	Allow	allow the original submission	Reject
S552.001	Trustees of the Taranaki Trust	Rural Production Zone	Oppose	The land use for this 52 ha property is currently Lifestyle – Multiuse (see Schedule 1 attached FNDC rating info). The property is owned by a family trust and has two modern dwellings, 4 older style batches and 2 sheds. The FNDC PDP now proposes that this property is zoned Rural Production. This submission is that this use of this land which is adjacent to a residential area (Rangiputa settlement) and is used for residential purposes such as accommodation is not compatible with the purpose, character and amenity of a Rural Production zone. Rezoning of land adjacent to the Rangiputa settlement as Rural lifestyle / Mixed Use / Residential, with the balance as Rural Production will allow for the planned expansion of the existing Rangiputa settlement in accordance with the strategic direction objectives for urban from and development, while allowing for a mix of housing typologies	Rezone 700 Rangiputa Road, Karikari from Rural Production to different zones based on location see map Part A - Mixed use/ Residential Part B- Rural Lifestyle Part C - Rural Production Alternatively, Rural Lifestyle or Rural Settlement zoning is sought for the property at 700 Rangiputa Road, Karikari Peninsula.		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS373.004	Lucklaw Farm Ltd		Support	I support the rezoning sought to allow for growth around the Rangiputa settlement, which will also provide a buffer to the Rural Production Zone.	Allow	I seek that the whole of this submission point be allowed	Reject
FS373.017	Lucklaw Farm Ltd		Support	These points specifically seek that changes are made to the Rural Production zone applied under the Proposed FND Plan to allow for growth of Rangiputa. Currently, other than Natural Open Space zoned land, the land around Rangiputa is zoned either General Residential or Rural Production. As the General Residential zoned land is effectively developed to capacity, the proposed zoning means that growth of this area is extremely restricted. In addition, the zoning means there is no buffer zone (such as Rural Lifestyle zoned land) between the Rural Production Zone and General Residential Zone, potentially resulting in reverse sensitivity effects. It is common under the Proposed FND Plan that settlements comprising Residential zoned land within the Far North region include some Rural Lifestyle zoned land. Examples of this include Tokerau Beach, Taipa, Cable Bay, Hihi, Omapere, Kohukohu and Whangaroa. Growth opportunities are further restricted as the Operative FND Plan required a minimum lot size of 20ha in the Coastal Zone for subdivisions and 1 dwelling per 20ha as a permitted land use activity. Now under the Proposed FND Plan, the minimum lot size for subdivisions in the Rural Production Zone is 40ha (as a Controlled activity), with 1 dwelling per 40ha as a permitted land use activity.	Allow	allow the original submission	Reject
S553.002	Grace Anne Sturgess	Rural Production Zone	Support	The land use is compatible with the purpose, character and amenity of a Rural Production zone.	Retain the Rural Production zoning of the following land shown as land area C in schedule 2 to the submission - Part of 700 Rangiputa Road, Karikari Peninsula (being Lot 2 DP 446414). Land on Puheke Road, Karikari Peninsula (being Sec 4 Blk III Karikari SD)		Accept
FS373.006	Lucklaw Farm Ltd		Support	I support the rezoning sought, it provides for growth around Rangiputa and site sizes are not viable for rural production.	Allow	I seek that the whole of the submission point be allowed	Accept
FS373.020	Lucklaw Farm Ltd		Support	These points seek that the identified land is rezoned to provide for additional residential growth around	Allow	allow the original submission	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Rangiputa, or in the alternative that Rural Residential zoning is applied to 2B Motutara Drive, Karikari Peninsula. These submission points are supported as currently the proposed zoning extremely restricts the growth of Rangiputa. In addition, the site at 2B Motutara Drive is of a size (2.13ha) that means it is not viable for rural production, particularly as the LRIS portal identifies soils on the site have a land use classification of LUC 4e10 limiting land based rural production activities. Given the proximity of the site to the existing Residential Zone, the requested rezoning is supported, noting that the existing Rangiputa Oxidation Ponds (Designation FN160) are available as an option to support additional residential growth			
S166.001	Grace Anne Sturgess	Rural Production Zone	Oppose	The FNDC subdivision of this 2 ha allotment on the 10 November 2004 was on the basis that it was to be zoned Rural Residential. The FNDC PDP now proposes that this property is zoned Rural Production. My submission is that this use of this land which is adjacent to a residential area is not compatible with the purpose, character and amenity of a Rural Production zone.	Amend the zoning for 2B Motutara Drive from Rural Production to Rural Residential		Reject
FS373.013	Lucklaw Farm Ltd		Support	I support the rezoning sought, it provides for growth around Rangiputa and is not viable for rural production due to lot size.	Allow	I seek that the whole of the submission point be allowed	Reject
S10.001	Richard Dunsheath	Rural Residential Zone	Support	Waipapa is a growing area with a strong economy and appeal – sustainable progress is critical to maintaining positive communities. As the Waipapa economy continues to create employment and training opportunities, family wellbeing needs to remain a top priority. Increasing the number of residents within close proximity and walking distance of Waipapa retail and businesses is positive for the community as it will: · Reduce council infrastructure expenses (creating better economies of scale) · Support the community to buy locally · Reduce carbon emissions with less cars and shorter travel distances · Reduce traffic congestion and parking problems · Enable people to work and live in the same area · Support healthy physical and mental health by promoting exercise.	Retain the proposed Rural Residential Zone surrounding Waipapa (especially on the north side of Waipapa between State Highway 10 and Waipapa Stream (near Pungaere Road)).		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S34.001	Seeka Limited	Rural Residential Zone	Oppose	The Seeka Limited property at 153 Waipapa Road, Kerikeri is currently located within the Horticulture Processing Zone and partly within the Rural Residential Zone. The proposed District Plan maps appear to show the whole site being within the Rural Residnetial Zone. Seeka oppose the site being fully rezoned to Rural Residential, however this may simply be a mapping error. Seeka therefore seek that at least the existing portion of the site zoned Horticulture Processing is retained as such, but would prefer that the whole site (that being the entirety of Lot 3 DP 196433) be rezoned to Horticulture Processing.	Amend the zoning of the property at 153 Waipapa Road, Kerikeri (Lot 3 DP 196433) from Rural Residential Zone to Horticulture Processing Zone (so that the entire property is within the Horticulture Processing Zone). Ensure the planning maps correctly identify the Horticulture Processing Zone.	Accept
S39.001	Elizabeth Irvine	Rural Residential Zone	Support	Ms Irvine supports the Land being zoned Rural Residential (RRZ) under the Proposed Plan. Thus, recognising that this land may be up zoned over time to an urban zone as required to cater growth.	Retain the Rural Residential zone for the land at 70 Shepherds Road, Kerikeri (Lots 4 and 5 DP 335593)	Accept
S298.001	Kathleen Courtenay and Luke Hale	Rural Residential Zone	Oppose	Specific concern is the proposed ability to divide sections into lots less than 4000m2. Submitter bought land because of its rural nature and does not wish for the land to be intensified in an urban direction. Submitter feels that neighbours and surrounding community share this view.	Amend the proposed zoning of land at Lot 1, Cable Bay Block Road(Deposited Plan 361189) from Rural Residential to Rural Production (inferred as the submission states a preference for Rural Living zoning (i.e. retaining Operative District Plan zoning)).	Reject
S178.001	Reuben Wright	Rural Residential Zone	Support in part	The provisions identified above as they relate to the proposed Rural Residential Zoning of the specified properties and the wider area of the same Zone enclosed within Okahu and Pukepoto Roads, Kaitaia, is supported.	Retain the Rural Residential Zone as it applies to Section 1 SO 65376 and Lot 9 DP554104, and to the wider area enclosed within Okahu and Pukepoto Roads, Kaitaiais.	Accept
S224.001	Jim Longhurst	Rural Residential Zone	Support	I am in support for the zoning of the property (184 Kerikeri Inlet Road, Kerikeri) remaining Rural Residential Zone.	[Retain proposed zoning of 184 Kerikeri Inlet Road, Kerikeri as Rural Residential Zone].	Accept
S367.001	Nigel Ross Surveyor Ltd	Rural Residential Zone	Oppose	Area referenced in the submission. A considerable number of properties, around 0.5 to 2ha in the area have not been rural production in nature for many years. The current and future land uses identified in the submission are consistent with the objectives of the Rural Residential zone. The current rural production zoning is inappropriate.	Amend the zoning of the properties identified in the submission to Rural Residential	Reject
S306.001	Selwyn Garton	Rural Residential Zone	Support	There are limited sections available in Kaitaia for high value/quality homes. There is a need for providing opportunity to live close to work, schools, hospitals etc. The land proposed for rezoning is practically no longer rural production and already moving to residential.	Retain proposed zoning of rural residential land adjacent to existing residential zoned land of Kaitaia (rezoned from rural production to rural residential), in particualr within the Okahu Loop Road.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS48.3	Nina Pivac		Support	On behalf of Brady Wild: Being on the fringe of the Kaitaia Township in an area where medium-density residential development is already emerging, it is considered that the RRZ zoning of the subject site is far more appropriate than the current Rural Production Zoning. The proposed zoning represents a largely positive change for the site and the wider Kaitaia area as it recognises the need for housing development where there is currently a severe housing shortage.	Allow		Accept
FS289.1	Reuben Wright		Support	I support the proposed Rural Residential zoning intended to be applied in the Okahu Road area, Kaitaia	Allow		Accept
S369.001	Brady Wild	Rural Residential Zone	Support	Supports the proposed rezoning of a property on Okahu Road, Kaitaia, legally described as Lot 10 DP 554104 and Pt Lot 8 DP 135828 (held within one CT, ref. 962760) to Rural Residential. Being on the fringe of the Kaitaia Township in an area where medium-density residential development is already emerging, it is considered that the Rural Residential zoning of the site is far more appropriate than the current Rural Production zoning. The proposed zoning represents a largely positive change for the site and the wider Kaitaia area as it recognises the need for housing development where there is currently a severe housing shortage	Retain the Rural Residential zoning of a property on Okahu Road, Kaitaia, legally described as Lot 10 DP 554104 and Pt Lot 8 DP 135828 (held within one CT, ref. 962760).		Accept
FS289.3	Reuben Wright		Support	I support the provision of Rural Residential zoning in this area for the reasons stated.	Allow		Accept
S209.005	Audrey Campbell-Frear	Rural Residential Zone	Oppose	Rural Residential Zone (RRZ) is the most appropriate zoning in the mapped location (refer to the 2nd of the two appendices titled Appendix 1) because: - The properties located within this area are consistent with the intended purpose of the RRZ - PDP mapped extent the RRZ does not follow a logical and defensible boundary - The character and amenity of this area is consistent with the PDP zoned land RRZ, enhancing a coherent per-urban	Amend by reviewing the Rural Residential Zone on the edge of Kerikeri and rezone land in accordance with the Map in Appendix 1 (note this is the 2nd of the two appendices titled Appendix 1).		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				pattern and character to Kerikeri - These properties do not fit with the proposed zone criteria of the Horticulture Zone - The proposed Horticulture Zone fails to enable sustainable use and development of the properties within this area.			
FS350.020	Puketona Lodge Ltd		Support	The reasons given in the original submission and primary submission of the submitter. Rural Residential Zone (RRZ) is the most appropriate zoning in the mapped location (refer to the 2nd of the two appendices titled Appendix 1) because: - The properties located within this area are consistent with the intended purpose of the RRZ - PDP mapped extent the RRZ does not follow a logical and defensible boundary - The character and amenity of this area is consistent with the PDP zoned land RRZ, enhancing a coherent per-urban pattern and character to Kerikeri - These properties do not fit with the proposed zone criteria of the Horticulture Zone - The proposed Horticulture Zone fails to enable sustainable use and development of the properties within this area.	Allow	Allow the original submission.	Accept
FS441.020	Adrian and Sue Knight		Support	Amend by reviewing the Rural Residential Zone on the edge of Kerikeri and rezone land in accordance with the Map in Appendix 1 (note this is the 2nd of the two appendices titled Appendix 1).	Allow	Amend	Accept
FS566.502	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
S245.001	JL and AR Matthewson Partnership	Rural Residential Zone	Support	To keep The Ridge Rd, Kerikeri as a semi-rural environment with plenty of open space for people to enjoy a spacious, per-urban living environment located close to a settlement.	[Retain] proposed Rural Residential Zone for The Ridge Rd, Kerikeri.		Reject
FS277.72	Jenny Collison		Support	I agree	Allow		Reject
S404.001	Musson Family Trust	Settlement Zone	Oppose	Refer to full submissions for detailed reason(s) for decision sought which include, but not limited to, the following: Rural Lifestyle Zone will 'downzone' the site in terms of its	Amend to rezone from Rural Lifestyle to Settlement Zone, 30 Houhora Heads Road, Pukenui and the surrounding properties		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				development and subdivision potential; rezoning the land Settlement Zone will provide for the residential yield lost as a result of the development restriction posed by the wetlands on Lot 7 DP 204703; highly productive land will not be comprised by further subdivision; the subject land is already developed at a residential density and pattern of development that exceeds the density provisions of the proposed Rural Lifestyle Zone; there is high demand for housing int he area, particularly for works employed by the growing number of orchards throughout the region; and the Settlement Zone is the most efficienct and effective means of achieving Part 2 of the RMA.	(outlined in blue in Figure 4 in the full submission) to Settlement zone.	
S397.006	Ian Ray (Joe) Carr	Settlement Zone	Support in part	Lot 2 DP336924 split zoning has remained unchanged in the notified PDP. I am essentially requesting for Settlement Zoning over most of this property. Taking into account contour, aspect, amenity and existing services 9.5910 ha property on Horeke Road Okaihau, with the legal description of Lot 2 Deposited Plan 336924 has the best capacity of any land adjoining the Okaihau Residential Zone (ODP) for the provision of future housing lots. Extending Map 97's settlement zone westward along Settlers Way (Horeke Road) will provide for the community's future housing needs for at least part of the life of the plan (10 years). The location of the property is within the submission.	Delete the split zoning of Lot 2 DP 336924 and zone the entire lot area Settlement	Accept in part
S397.007	Ian Ray (Joe) Carr	Settlement Zone	Not Stated	Council has not provided sufficient residential land for the foreseeable housing requirements in the Okaihau Settlement Zone. I know of no available sections for house development. The PDP Overview records that Council has a responsibility under the RMA, the NPS-UD and the Northland Regional Policy Statement to ensure that there is sufficient land, integrated infrastructure networks, for housing and business to meet their expected demands.	Amend the boundaries of the Okaihau Settlement zone, extending the area of the zone	Accept in part
S270.001	Kerry Michael Lupi and Susan Charlotte Lupi	General / Miscellaneous	Oppose	Rural Residential Zone better aligns with existing development, size of landholdings, surrounding land uses and proposed uses for the site. There is no existing horticultural use, and the land is not suitable for such usage. The land is not consistent with the Horticulture Zone provisions	Rezone 156 Stanners Rd (Lot 2 DP539355) from Horticulture zone to Rural Residential zone	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Rural Residential zoning is more consistent with higher order Resource Management Act 1991 ('RMA') policies and plans. Rural Residential zoning is more consistent with the purpose and principles of the RMA.			
S430.004	Kapiro Residents Association	General / Miscellaneous	Not Stated	We firmly oppose the proposed zoning of Lot 3 DP 415575 (Kurapari Road) in Rural Lifestyle zone or any other residential zone. As noted in submisison, this block should be zoned in a special zoning for SNAs and similar ecological sites and/or given status similar to a Reserve on private property, in order to protect high ecological at the site	Amend the zoning of Lot 3 DP 415575 (at the end of Kuripari Road) from Rural Lifestyle to special zoning for SNAs and similar ecological sites and/or given status similar to a Reserve on private property		Reject
S250.031	Willowridge Developments Limited	General / Miscellaneous	Not Stated	The wider locality of Orongo Bay should be rezoned to Settlement Zone as there is a range of commercial, industrial, residential and recreational activities established within the locality that align with the purpose of the Settlement Zone, and applying a consistent and singular zoning pattern would provide an opportunity to achieve a more coherent and coordinated management approach for the areas.	Rezone the land identified in Figure 4 of the submission to Settlement Zone.		Reject
FS398.005	Waitoto Developments Limited		Oppose	The site has unique considerations, requirements, and values that require it to remain as a special purpose zone.	Disallow	disallow the original submission	Accept
FS332.267	Russell Protection Society		Oppose	The RPZ zoned land is unsuitable for RSZ and would allow over development of this sensitive coastal land.	Disallow	Disallow the original submission.	Accept
FS566.731	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
FS569.753	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