

Online Further Submission

Further Submitters Name Allen Hookway

Further Submitter Number FS100

Further Submitter #100

Wish to be heard Not stated

FS qualifier a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)

FS qualifier reason Land owner

Joint presentation No

Attention: Mr. Allen Hookway

Contact organisation

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Online further submitter? Yes

Date raw FS lodged 04/09/2023 1:10pm

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
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FS100.1	Amber Hookway	S261.001	Planning maps	Heritage Area	Delete heritage area from 211 Waikuku Road, Waimate.	Support	Allow	The overlay should follow the boundary and therefore not affect 211 Waikuku Road at all. Any area within the heritage area introduces restrictions on structures and earthworks which affect productive land uses.
FS100.2	Wilson Hookway	S264.001	Planning maps	Heritage Area	Delete heritage area from 211 Waikuku Road, Waimate.	Support	Allow	The overlay should follow the boundary and therefore not affect 211 Waikuku Road at all. Any area within the heritage area introduces restrictions on structures and earthworks which affect productive land uses

FS100.3	Danielle Hookway	S309.001	Planning maps	Heritage Area	Amend proposed Te Waimate Heritage area to remove from the site at 211 Waikuku Road.	Support	Allow	The overlay should follow the boundary and therefore not affect 211 Waikuku Road at all. Any area within the heritage area introduces restrictions on structures and earthworks which affect productive land uses
FS100.4	Lianne Kennedy	S310.001	Planning maps	Heritage Area	Amend proposed Te Waimate Heritage area to remove from the site at 211 Waikuku Road.	Support	Allow	The overlay should follow the boundary and therefore not affect 211 Waikuku Road at all. Any area within the heritage area introduces restrictions on structures and earthworks which affect productive land uses

FS100.5	Allen Hookway	S311.001	Planning maps	Heritage Area	Amend proposed Te Waimate Heritage area to remove from the site at 211 Waikuku Road.	Support	Allow	The overlay should follow the boundary and therefore not affect 211 Waikuku Road at all. Any area within the heritage area introduces restrictions on structures and earthworks which affect productive land uses
FS100.6	Elbury Holdings	S485.041	Rural production	RPROZ-R3	Amend to ensure that housing can still be provided in the general rural zone as a permitted activity as long as the subject site has a minimum of 12 hectares of land, and the minimum area of 3000m ² of exclusive use surrounding the dwelling.	Support	Allow	There is a housing crisis and all that will happen will be the Far North becomes full of unpermitted, unsafe dwellings. Retain the current rule of Residential development shall be limited to one unit per 12ha of land with no maximum number per site.

FS100.7

Leah Frieling

S358.044

Rural
production

RPROZ-
R3

Amend Rule RPROZ-R3
to reflect the
requirements in the
Operative District Plan,
i.e. 1 dwelling per 12ha

Support

Allow

There is a housing crisis and all that will happen will be the Far North becomes full of unpermitted, unsafe dwellings. Retain the current rule of Residential development shall be limited to one unit per 12ha of land with no maximum number per site.

FS100.8	Sean Frieling	S357.041	Rural production	RPROZ-R3	Amend to retain the operative district plan rule to ensure that housing can still be provided in the general rural zone as a permitted activity as long as the subject site has a minimum of 12 hectares of land, and the minimum area of 3000m ² of exclusive use surrounding the dwelling.	Support	Allow	There is a housing crisis and all that will happen will be the Far North becomes full of unpermitted, unsafe dwellings. Retain the current rule of Residential development shall be limited to one unit per 12ha of land with no maximum number per site.
FS100.9	Amber Hookway	S261.002	Rural production	RPROZ-R3	Amend to reinstate the equivalent operative District Plan rule (one residential unit per 12ha of land, with no maximum number per site)	Support	Allow	Imposing such restrictions on residential intensity will only contribute further to the current housing crisis that is being observed both locally and nationwide.

FS100.10	Wilson Hookway	S264.002	Rural production	RPROZ-R3	Amend to reinstate the equivalent operative District Plan rule (one residential unit per 12ha of land, with no maximum number per site).	Support	Allow	Imposing such restrictions on residential intensity will only contribute further to the current housing crisis that is being observed both locally and nationwide.
FS100.11	Danielle Hookway	S309.002	Rural production	RPROZ-R3	Amend rule RPROZ-R3 to retain the current rule allowing residential development of one unit per 12 ha of land with no maximum number per site.	Support	Allow	Imposing such restrictions on residential intensity will only contribute further to the current housing crisis that is being observed both locally and nationwide.

FS100.12	Allen Hookway	S311.002	Rural production	RPROZ-R3	Amend rule RPROZ-R3 to retain the current rule allowing residential development of one unit per 12 ha of land with no maximum number per site.	Support	Allow	Imposing such restrictions on residential intensity will only contribute further to the current housing crisis that is being observed both locally and nationwide.
FS100.13	Lianne Kennedy	S310.002	Rural production	RPROZ-R3	Amend rule RPROZ-R3 to retain the current rule allowing residential development of one unit per 12 ha of land with no maximum number per site.	Support	Allow	Imposing such restrictions on residential intensity will only contribute further to the current housing crisis that is being observed both locally and nationwide.
FS100.14	Lynley Newport	S105.001	Rural production	RPROZ-R19	Amend Rule RPROZ-R19 CON-4 to read: The separation distance between the minor residential unit and the principal residential unit does not exceed 15m 30m .	Support	Allow	There needs to be a distance of at least 30m to ensure quiet enjoyment of the minor residential unit.

FS100.15	Amber Hookway	S261.003	Rural production	RPROZ-R19	Amend to reinstate the equivalent Operative District Plan rule (the separation distance of the minor residential unit is no greater than 30m from the principal dwelling)	Support	Allow	The separation distance of 15m is too restrictive. It should be 30m in order to provide for adequate space to accommodate shared gardening/landscaping, and driveway turning and manoeuvring areas.
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FS100.16	Wilson Hookway	S264.003	Rural production	RPROZ-R19	Amend to reinstate the equivalent Operative District Plan rule (the separation distance of the minor residential unit is no greater than 30m from the principal dwelling)	Support	Allow	The separation distance of 15m is too restrictive. It should be 30m in order to provide for adequate space to accommodate shared gardening/landscaping, and driveway turning and manoeuvring areas.
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FS100.17	Danielle Hookway	S309.003	Rural production	RPROZ-R19	Amend rule RPROZ-R19 to retain at least the existing rule: 'the separation distance of the minor dwelling unit is no greater than 30m from the principal dwelling'. The same should also apply: ' In considering an application under this provision, the Council will restrict the exercise of its control to the following matters: (i) the extent of the separation between the principal dwelling and the minor residential unit; (ii) the degree to which design is compatible with the principal dwelling; (iii) the extent that services can be shared; (iv) the ability to mitigate any adverse effects by way of provision of landscaping and screening; (v) the location of the unit.'	Support	Allow	The separation distance of 15m is too restrictive. It should be at least 30m in order to provide for adequate space to accommodate shared gardening/ landscaping, and driveway turning and manoeuvring areas.
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FS100.18	Wilson Hookway	S264.003	Rural production	RPROZ-R19	Amend to reinstate the equivalent Operative District Plan rule (the separation distance of the minor residential unit is no greater than 30m from the principal dwelling)	Support	Allow	The separation distance of 15m is too restrictive. It should be at least 30m in order to provide for adequate space to accommodate shared gardening/landscaping, and driveway turning and manoeuvring areas.
FS100.19	Amber Hookway	S261.003	Rural production	RPROZ-R19	Amend to reinstate the equivalent Operative District Plan rule (the separation distance of the minor residential unit is no greater than 30m from the principal dwelling)	Support	Allow	The separation distance of 15m is too restrictive. It should be at least 30m in order to provide for adequate space to accommodate shared gardening/landscaping, and driveway turning and manoeuvring areas.

FS100.20	Lianne Kennedy	S310.003	Rural production	RPROZ-R19	Amend rule RPROZ-R19 to retain at least the existing rule: 'the separation distance of the minor dwelling unit is no greater than 30m from the principal dwelling'. The same should also apply: ' In considering an application under this provision, the Council will restrict the exercise of its control to the following matters: (i) the extent of the separation between the principal dwelling and the minor residential unit; (ii) the degree to which design is compatible with the principal dwelling; (iii) the extent that services can be shared; (iv) the ability to mitigate any adverse effects by way of provision of landscaping and screening; (v) the location of the unit.'	Support	Allow	The separation distance of 15m is too restrictive. It should be at least 30m in order to provide for adequate space to accommodate shared gardening/ landscaping, and driveway turning and manoeuvring areas.
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FS100.21	Allen Hookway	S311.003	Rural production	RPROZ-R19	Amend rule RPROZ-R19 to retain at least the existing rule: 'the separation distance of the minor dwelling unit is no greater than 30m from the principal dwelling'. The same should also apply: ' In considering an application under this provision, the Council will restrict the exercise of its control to the following matters: (i) the extent of the separation between the principal dwelling and the minor residential unit; (ii) the degree to which design is compatible with the principal dwelling; (iii) the extent that services can be shared; (iv) the ability to mitigate any adverse effects by way of provision of landscaping and screening; (v) the location of the unit.'	Support	Allow	The separation distance of 15m is too restrictive. It should be at least 30m in order to provide for adequate space to accommodate shared gardening/ landscaping, and driveway turning and manoeuvring areas.
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FS100.22	Lianne Kennedy	S310.003	Rural production	RPROZ-R19	Amend rule RPROZ-R19 to retain at least the existing rule: 'the separation distance of the minor dwelling unit is no greater than 30m from the principal dwelling'. The same should also apply: ' In considering an application under this provision, the Council will restrict the exercise of its control to the following matters: (i) the extent of the separation between the principal dwelling and the minor residential unit; (ii) the degree to which design is compatible with the principal dwelling; (iii) the extent that services can be shared; (iv) the ability to mitigate any adverse effects by way of provision of landscaping and screening; (v) the location of the unit.'	Support	Allow	The separation distance of 15m is too restrictive. It should be at least 30m in order to provide for adequate space to accommodate shared gardening/ landscaping, and driveway turning and manoeuvring areas.
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FS100.23	Amber Hookway	S261.004	Subdivision	SUB-S1	Amend to reinstate the Operative District Plan rule for minimum lot size on the Rural Production Zone (Table 13.7.2.1), with 20 ha minimum lot size as a controlled activity.	Support	Allow	The smaller lot sizes gives flexibility to land owners to meet needs of the land and also of families in the midst of a housing crisis especially prevalent in the far north district
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FS100.24	Wilson Hookway	S264.004	Subdivision	SUB-S1	Amend to reinstate the Operative District Plan rule for minimum lot sizes on the Rural Production Zone (Table 13.7.2.1).	Support	Allow	The smaller lot sizes gives flexibility to land owners to meet needs of the land and also of families in the midst of a housing crisis especially prevalent in the far north district
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FS100.25	Danielle Hookway	S309.004	Subdivision	SUB-S1	Amend standard SUB-S1 to retain the previous rules for the Rural Production Zone identified under Table 13.7.2.1 Minimum Lot Sizes (i) Rural Production Zone.	Support	Allow	The smaller lot sizes gives flexibility to land owners to meet needs of the land and also of families in the midst of a housing crisis especially prevalent in the far north district
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FS100.26	Allen Hookway	S311.004	Subdivision	SUB-S1	Amend standard SUB-S1 to retain the previous rules for the Rural Production Zone identified under Table 13.7.2.1 Minimum Lot Sizes (i) Rural Production Zone.	Support	Allow	The smaller lot sizes gives flexibility to land owners to meet needs of the land and also of families in the midst of a housing crisis especially prevalent in the far north district
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FS100.27	Lianne Kennedy	S310.004	Subdivision	SUB-S1	Amend standard SUB-S1 to retain the previous rules for the Rural Production Zone identified under Table 13.7.2.1 Minimum Lot Sizes (i) Rural Production Zone.	Support	Allow	The smaller lot sizes gives flexibility to land owners to meet needs of the land and also of families in the midst of a housing crisis especially prevalent in the far north district
FS100.28	Lianne Kennedy	S310.005	Ecosystems and indigenous biodiversity	Policies	Delete SNAs/wetlands from the District Plan.	Support	Allow	After consultation with landowners, the FNDC withdrew the SNA maps from the PDP. Despite clear opposition to the concept SNAs have not been dropped at all, only their mapping and listing in a Schedule

FS100.29	Lianne Kennedy	S310.007	Subdivision	Policies	Delete SNAs/wetlands from the District Plan and retain operative policy 13.4.6: 'That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.'	Support	Allow	After consultation with landowners, the FNDC withdrew the SNA maps from the PDP. Despite clear opposition to the concept SNAs have not been dropped at all, only their mapping and listing in a Schedule
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FS100.30	Lianne Kennedy	S310.006	Ecosystems and indigenous biodiversity	Rules	Delete SNAs/wetlands from the District Plan.	Support	Allow	After consultation with landowners, the FNDC withdrew the SNA maps from the PDP. Despite clear opposition to the concept SNAs have not been dropped at all, only their mapping and listing in a Schedule
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FS100.31	Amber Hookway	S261.005	Ecosystems and indigenous biodiversity	IB-P1	Delete SNAs/wetlands from the Proposed District Plan and reinstate Policy 13.4.6 from the Operative District Plan: That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.	Support	Allow	After consultation with landowners, the FNDC withdrew the SNA maps from the PDP. Despite clear opposition to the concept SNAs have not been dropped at all, only their mapping and listing in a Schedule
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FS100.32	Wilson Hookway	S264.005	Ecosystems and indigenous biodiversity	IB-P1	Delete SNAs/wetlands from the Proposed District Plan and reinstate Policy 13.4.6 from the Operative District Plan: That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.	Support	Allow	After consultation with landowners, the FNDC withdrew the SNA maps from the PDP. Despite clear opposition to the concept SNAs have not been dropped at all, only their mapping and listing in a Schedule
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FS100.33	Amber Hookway	S261.007	Ecosystems and indigenous biodiversity	Rules	Remove SNAs/wetlands from the District Plan.	Support	Allow	After consultation with landowners, the FNDC withdrew the SNA maps from the PDP. Despite clear opposition to the concept SNAs have not been dropped at all, only their mapping and listing in a Schedule
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FS100.34	Wilson Hookway	S264.007	Ecosystems and indigenous biodiversity	Rules	Remove SNAs/wetlands from the District Plan.	Support	Allow	After consultation with landowners, the FNDC withdrew the SNA maps from the PDP. Despite clear opposition to the concept SNAs have not been dropped at all, only their mapping and listing in a Schedule
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FS100.35	Amber Hookway	S261.006	Subdivision	SUB-R6	Remove SNAs/wetlands from the District Plan and reinstate policy 13.4.6 from the Operative District Plan: That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.	Support	Allow	After consultation with landowners, the FNDC withdrew the SNA maps from the PDP. Despite clear opposition to the concept SNAs have not been dropped at all, only their mapping and listing in a Schedule
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FS100.36	Wilson Hookway	S264.006	Subdivision	SUB-R6	Remove SNAs/wetlands from the District Plan and instead reinstate policy 13.4.6 from the Operative District Plan: That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.	Support	Allow	After consultation with landowners, the FNDC withdrew the SNA maps from the PDP. Despite clear opposition to the concept SNAs have not been dropped at all, only their mapping and listing in a Schedule
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FS100.37	Danielle Hookway	S309.005	Ecosystems and indigenous biodiversity	Policies	Delete SNAs/wetlands from the District Plan.	Support	Allow	After consultation with landowners, the FNDC withdrew the SNA maps from the PDP. Despite clear opposition to the concept SNAs have not been dropped at all, only their mapping and listing in a Schedule
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FS100.38	Danielle Hookway	S309.007	Subdivision	Policies	Delete SNAs/wetlands from the District Plan and retain operative policy 13.4.6: 'That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.'	Support	Allow	After consultation with landowners, the FNDC withdrew the SNA maps from the PDP. Despite clear opposition to the concept SNAs have not been dropped at all, only their mapping and listing in a Schedule
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FS100.39	Allen Hookway	S311.005	Ecosystems and indigenous biodiversity	Policies	Delete SNAs/wetlands from the District Plan.	Support	Allow	After consultation with landowners, the FNDC withdrew the SNA maps from the PDP. Despite clear opposition to the concept SNAs have not been dropped at all, only their mapping and listing in a Schedule
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FS100.40	Allen Hookway	S311.007	Subdivision	Policies	Delete SNAs/wetlands from the District Plan and retain operative policy 13.4.6: 'That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.'	Support	Allow	After consultation with landowners, the FNDC withdrew the SNA maps from the PDP. Despite clear opposition to the concept SNAs have not been dropped at all, only their mapping and listing in a Schedule
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FS100.41	Danielle Hookway	S309.006	Ecosystems and indigenous biodiversity	Rules	Delete SNAs/wetlands from the District Plan.	Support	Allow	After consultation with landowners, the FNDC withdrew the SNA maps from the PDP. Despite clear opposition to the concept SNAs have not been dropped at all, only their mapping and listing in a Schedule
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FS100.42	Allen Hookway	S311.006	Ecosystems and indigenous biodiversity	Rules	Delete SNAs/wetlands from the District Plan.	Support	Allow	After consultation with landowners, the FNDC withdrew the SNA maps from the PDP. Despite clear opposition to the concept SNAs have not been dropped at all, only their mapping and listing in a Schedule
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FS100.43	Lianne Kennedy	S310.008	Ecosystems and indigenous biodiversity	IB-P9	Amend IB-P9 so that it does not infer a blanket banning of pets in the Far North (inferred).	Support	Allow	Transparency needed around "kiwi" conditions particularly on landuse consents
FS100.44	Amber Hookway	S261.008	Ecosystems and indigenous biodiversity	IB-P9	Delete Policy (inferred). Stop the blanket banning of pets in the Far North. Every week people are trying to rehome their animals as they cannot get rentals with them.	Support	Allow	Transparency needed around "kiwi" conditions particularly on landuse consents
FS100.45	Wilson Hookway	S264.008	Ecosystems and indigenous biodiversity	IB-P9	Delete Policy (inferred). Stop the blanket banning of pets in the Far North. Every week people are trying to rehome their animals as they cannot get rentals with them	Support	Allow	Transparency needed around "kiwi" conditions particularly on landuse consents
FS100.46	Danielle Hookway	S309.008	Ecosystems and indigenous biodiversity	IB-P9	Amend IB-P9 so that it does not infer a blanket banning of pets in the Far North (inferred).	Support	Allow	Transparency needed around "kiwi" conditions particularly on landuse consents
FS100.47	Allen Hookway	S311.008	Ecosystems and indigenous biodiversity	IB-P9	Amend IB-P9 so that it does not infer a blanket banning of pets in the Far North (inferred).	Support	Allow	Transparency needed around "kiwi" conditions particularly on landuse consents