

**In the Environment Court of New Zealand
At Auckland**

**I te Koti Taiao o Aotearoa
Tāmaki Makaurau Rohe**

ENV-2026-AKL-

Under the Resource Management Act 1991 (**Act**)

And

In the matter of an appeal under clause 14(1) of Schedule 1 of the Act

Between

Carrington Estate Jade LP and Carrington Farms Jade LP

Appellant

And

Far North District Council

Respondent

Notice of Appeal by Carrington Estate Jade LP and Carrington
Farms Jade LP

Dated: 12 August 2026

MinterEllisonRuddWatts.

PO Box 105 249 Auckland City 1143

T +64 9 353 9700

Solicitor acting: Olivia Pahulu | olivia.pahulu@minterellison.co.nz

Partner responsible: Bianca Tree | bianca.tree@minterellison.co.nz

905154942:2

TO: The Registrar
Environment Court
Auckland

Introduction

1. Carrington Estate Jade LP and Carrington Farms Jade LP (**Carrington**) appeals against part of a decision of Far North District Council (**Council**) on the Proposed Far North District Plan (**PDP**).
2. The PDP was publicly notified for submissions on 27 July 2022. The Council's decisions on the PDP were formally notified on 30 June 2026 (**Decisions Version** or **PDP-DV**).
3. Carrington made the following submissions on the PDP:
 - (a) An original submission (submission 351); and
 - (b) A further submission (further submission 401) which further submitted on 16 original submissions.
4. Carrington is not a trade competitor for the purposes of section 308D of the Act.
5. Carrington received notice of the decision on 30 June 2026.

Background and context to appeal

6. Carrington owns land at Whatuwhiwhi, Karikari Peninsula, known as Carrington Estate. Carrington Estate comprises the Carrington Resort, Carrington Winery, and the Carrington Country Club.
7. Carrington Estate has been developed in accordance with the following resource consents (**Resource Consents**) granted by the Council in 1991:
 - (a) land use consent RC 1990480 to establish, operate, and maintain a vineyard and winery;
 - (b) land use consent RC 1990481 to establish, operate and maintain a country club and associated facilities; and
 - (c) related subdivision consent RC 1990481/A.

8. Activities relating to Carrington Estate as authorised by the Resource Consents were first integrated into the operative Far North District Plan (ODP) in 2003, as the Carrington Estate Special Area. Special Areas were recognised in the ODP as being locations where detailed site assessment and development had been completed either through a resource consent, development plan, structure plan, or master plan to confirm outcomes for the area.
9. This was provided for in a specific chapter of the ODP called the Special Purpose – Carrington Estate Zone, being Chapter 18 – Special Areas of the ODP.
10. The PDP as notified retained the Carrington Estate Zone as a Special Purpose Zone with proposed amendments and modifications to the provisions. Carrington's original submission on the PDP:
 - (a) Supported the retention of the Carrington Estate Zone as depicted on the PDP E-Maps; and
 - (b) Sought relief extending the General Residential Zone and removing the Rural Production zone over part of the Carrington land, being part of Lot 1 DP 413387.
11. The PDP-DV:
 - (a) Reduced the extent of the Carrington Estate Zone from the extent of the zone as proposed by the PDP as notified and supported by Carrington; and
 - (b) Retained the Rural Production zone for that part of Lot 1 DP 413387 for which Carrington sought to rezone to General Residential zoning.

Part of the decision being appealed

12. This appeal relates to the following parts of the PDP-DV:
 - (a) The reduction in the mapped extent of the Carrington Estate zone; and
 - (b) The rejection of Carrington's relief seeking the rezoning of part Lot 1 DP 413387 from Rural Production Zone to General Residential Zone.

Grounds of appeal

13. The reasons for the appeal is that the extent of the Carrington Estate Zone, and retention of the Rural Production Zone over part Lot 1 DP 413387:
 - (a) Will not promote the sustainable management of natural and physical resources and are inconsistent with Part 2 of the Act; and
 - (b) Does not amount to and promote the efficient use and development of natural and physical resources.
14. Without limiting the generality of the above, Carrington also appeals for the specific reasons that:
 - (a) The reduced extent of the Carrington Estate Zone is inconsistent to a material degree with the mapped extent of the Carrington Estate Development Plan and Schedule and therefore is inconsistent with the purpose of the zone which is to provide for existing and proposed future development of the zone as defined on the Carrington Estate Development Plan and Schedule.
 - (b) The retention of Rural Production Zone over the defined part of Lot 1 DP 413387 does not support additional residential development and growth in a part of the Carrington land that is adjacent to existing residential development.

Relief sought

15. Carrington seeks the following relief:
 - (a) The extent of the Carrington Estate Zone be amended to revert to the extent of the Carrington Estate Zone as provided for in the PDP as notified as shown in Appendix A to this notice of appeal;
 - (b) the General Residential Zone be applied to a defined part of Lot 1 DP 413387 as shown in Appendix B to this notice of appeal;
 - (c) any consequential amendments required to give effect to the specific relief sought; and
 - (d) costs of and incidental to this appeal.

16. Carrington agrees to participate in mediation or other alternative dispute resolution of these proceedings.

Attachments

17. Appendix A and Appendix B set out the specific relief sought as addressed in paragraph 15 above.
18. **Attached** are the following documents to this notice:
- (a) **Attachment 1:** a copy of Carrington's original submission;
 - (b) **Attachment 2:** a copy of Carrington's further submission;
 - (c) **Attachment 3:** a copy of Appendix 3 to the Hearing Recommendation Report for Hearing 15A – Hearings Panel Recommended Amendments to Planning Maps; and
 - (d) **Attachment 4:** a list of names and addresses of persons to be served with a copy of this notice.

Dated 12 August 2026



Bianca Tree / Olivia Pahulu

Counsel for the Appellant

This **NOTICE OF APPEAL** is filed by **BIANCA JANE TREE**, solicitor for the Appellant of the firm MinterEllisonRuddWatts. The address for service for the appellant is at the offices of MinterEllisonRuddWatts, PwC Tower, 15 Customs Street West, Auckland 1010. Documents for service on the appellant may be left at that address or may be:

- (a) Posted to the solicitor at the above address.
- (b) Emailed to the solicitors for the appellant using each of the following:
 - (i) bianca.tree@minterellison.co.nz
 - (ii) olivia.pahulu@minterellison.co.nz

Advice to recipients of copy of notice of appeal

How to become party to proceedings

You may be a party to the appeal if you made a submission or a further submission on the matter of this appeal.

To become a party to the appeal, you must,-

- (d) within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in Form 33) with the Environment Court and serve copies of your notice on the relevant local authority and the appellant; and
- (e) within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.

Your right to be a party to the proceedings in the court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Act.

You may apply to the Environment Court under section 281 of the Act for a waiver of the above timing or service requirements (see Form 38).

Advice

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch.

Appendix A: Relief sought in respect of extent of Carrington Estate zone

The relief sought is that the extent of the Carrington Estate zone revert to the extent depicted in grey, being the extent of the Carrington Estate Zone as provided for by the PDP as notified on 27 July 2022, and extending it from the reduced extent confirmed in the PDP-DV as shown by the orange boundary.



Appendix B: Relief sought in respect of zoning of part of Lot 1 DP 413387

The relief sought is the rezoning of the below part of Lot 1 DP 413387 of 33.9ha in area highlighted in green from Rural Production Zone as zoned in the PDP-DV to **General Residential Zone**. The PDP-DV map below shows the location of that part of Lot 1 DP 413387 in the wider context of the Carrington land and its relationship to other residential zoned land.



Attachment 1: Copy of Carrington's original submission

Address: 2 Cochrane Drive, Kerikeri
 127 Commerce Street, Kaitaia
Phone: 09 407 5253
Email: office@bayplan.co.nz



To: District Plan Team – Attention: Greg Wilson
 Strategic Planning & Policy
 5 Memorial Avenue
 Private Bag 752
 Kaikohe 0440.
 Email: greg.wilson@fndc.govt.nz

RE: Submission on the Proposed Far North District Plan 2022

1. **Details of persons making submission**

Carrington Estate Jade LP and Carrington Farms Jade LP [CEJ]
 C/- Bay of Islands Planning (2022) Limited
 Attention: Steven Sanson
 PO Box 318
 PAIHIA 0247

2. **General Statement**

CEJ are directly affected by the Proposed Far North District Plan. They generally support the provisions within the PDP subject to amendments detailed in this Submission.

CEJ cannot gain an advantage in trade competition through this submission. They are directly impacted by the Proposed District Plan. The effects are not related to trade competition.

3. **Background & Context**

Background

CEJ own and operate a substantial tourist related facility at Whatuwhiwhi which provides significant economic and social well-being to the Far North.

The facilities are known as the Carrington Resort, Golf Club and Winery embody a golf course, club house, restaurant, bar, on site accommodation and a winery / function centre. These facilities were originally approved via a resource consent application and are operated in conjunction with the campground and associated accommodated facilities.

The ODP contains a special zone which reflects the approved resource consent approval. The Resort facilities operate without any use of Councils reticulated services> The camp is connected to Councils reticulated wastewater system.

While CEJ welcome the retention of the special zone within the PDP there are provisions which require deletion or amendment, along with changes to some zones and overlays.

Site Descriptions

The land to which this submission relates comprises the following properties depicted on the following plans :

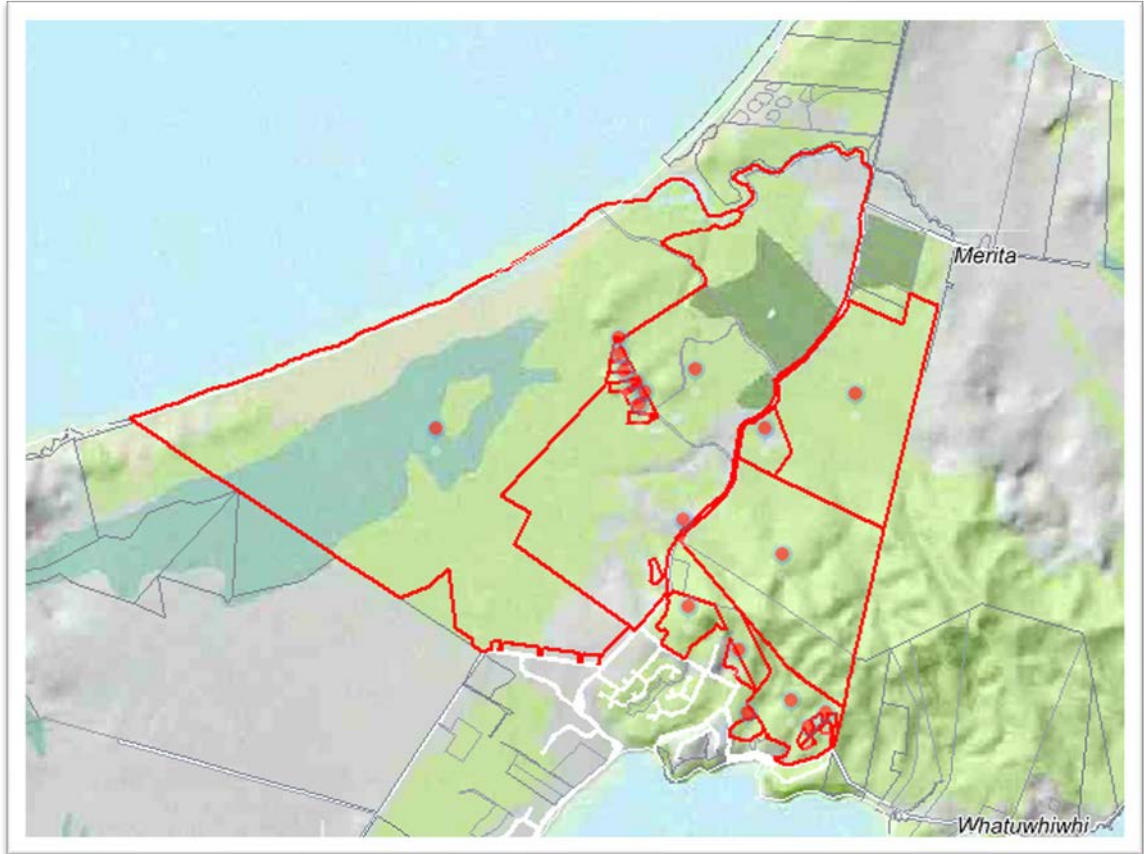


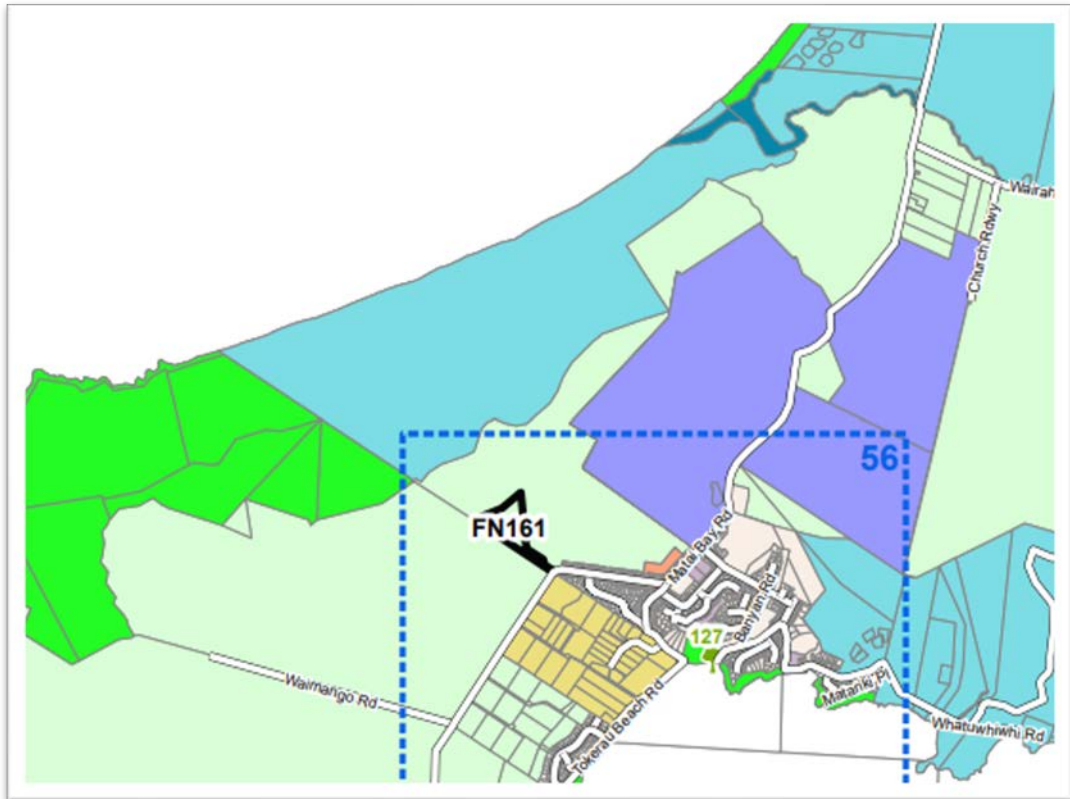
Figure 1 - Site

Operative and Proposed District Plan Zoning

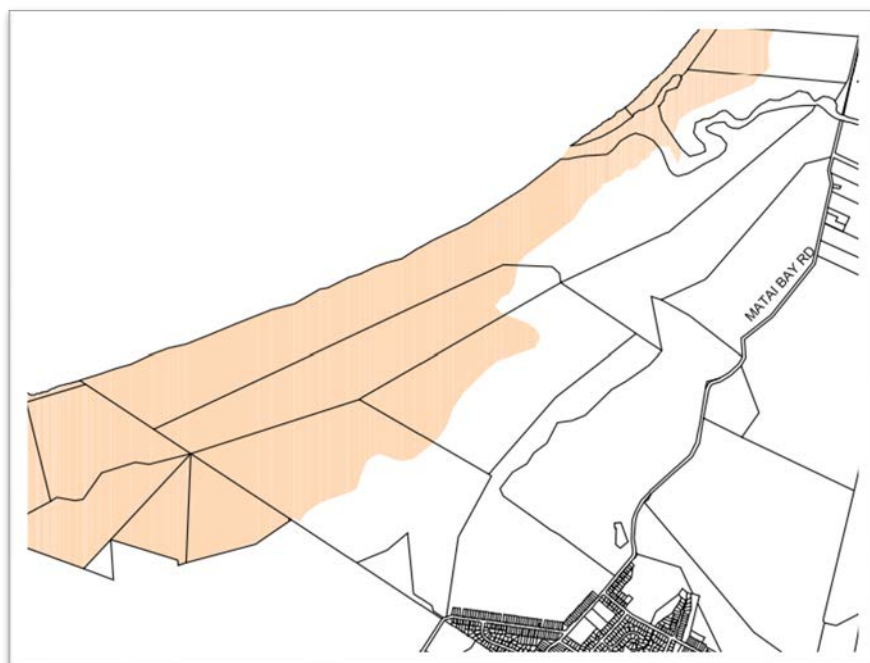
The Operative District Plan reveals the land is zoned –

Carrington Estate;
Rural Production;
General Coastal;
Commercial; and
Residential;

And the Resource Maps show an **Outstanding Landscape.**



ODP Zone Map



ODP Resource Map

The PDP seeks to apply the following Zones –

Carrington Estate ;
General Residential ; and
Mixed Use .

And the PDP also indicates the property is influenced by a number of intrinsic value features relating to landscape, natural character and natural hazards. In addition, part of the land is identified within the Coastal Environment.



PDP ZONE MAP



NATURAL ENVIRONMENT OVERLAYS –

**Outstanding Natural Landscape;
High Natural Character; and
Outstanding Natural Character.**



NATURAL HAZARDS AND RISKS OVERLAYS

**River Flood Hazard ; and
Coastal Flood Zones.**



OVERLAY – Coastal Environment

The PDP maps effectively replicates the existing zone regime as that within the ODP, save the deletion of General Coastal Zone which has been completely removed from the PDP.

The Overlay maps now capture those values contained in the higher order planning documents.

4. **The specific provisions of the Proposed Far North District Plan that this submission relates to are:**

- Proposed Planning / Zone Maps and Overlay Maps which relate to the landholdings referred to in Section 3 [**Figure 1**] of this submission; and
- Various provisions within the PDP as outlined in Section 5 below.

5. **CEJ seek the following amendments/relief:**

This submission requests that the Proposed Far North District Plan:

1. Supports the retention of the **Carrington Estate Zone; General Residential Zone** and **Mixed Use Zone** as depicted on the PDP E-Maps; S351.001
S351.002
S351.003
2. Extends the **General Residential Zone** as depicted within **Appendix A**. S351.004
3. Applies a **Mineral Extraction Overlay** upon Pt Lot 1 DP 82178 as depicted within **Appendix A**. S351.005
4. Applies a **Light Industrial Zone** to part of the landholding, to be determined prior to the hearing. S351.006

5. Amends certain provisions within the following **District Wide Rules** – Earthworks and Vegetation, and Transport, as detailed in **Appendix B** to ensure consistency (as well as other rules in the PDP that might implicate consistency and coherence between the ODP and PDP); and
 6. Any other relief to achieve the outcomes sought by this submission.
6. **The reasons for making the submission on the Proposed District Plan are as follows:**

PDP E-Maps

The submitters support the **Carrington Estate Zone**; **General Residential Zone** and the **Mixed-Use Zone** as depicted on the Planning Maps.

These three zones sustain the current and long-term investment being undertaken by the submitter and the social and economic wellbeing within the local community and beyond, created through the operation of the submitters activities.

The PDP has not allowed for any growth in residential development beyond that which has been existing under the Transitional District Plan and ODP. Provision should be made to accommodate this growth in a manner which avoids the potential long-term effects from natural hazards.

Those hazards sit along most of Tokerau Beach. It is therefore sought to allow for the **General Residential Zone** over an additional area of the submitters land as shown in **Appendix A**

Although not mapped within the Landholdings, a suitable area for the **Light Industrial Zone** is also proposed, and the extent and scale of this landholding, with associated evidence will also be presented prior to any hearing. The addition of light industrial land to the area is well sought after and needed, with very minimal opportunities and landholdings to provide for such activities in the general area.

The submitters own and operate a quarry which has been used for the development of their land including the Resort, Winery, and residential lots. To ensure the continued operation of this quarry it is sought to apply the **Mineral Extraction Overlay**. This is shown in **Appendix A**.

Carrington Estate Zone

Certain amendments are required within the rules of the Carrington Estate Zone to reflect the original resource consent approvals and the underlying provisions within the ODP. Some of these obvious amendments are detailed within **Appendix B**. However, the submitter's consider that all provisions within the PDP as it relates to the Carrington Estate Zone be considered with further scrutiny to ensure that there are sufficient linkages that do not compromise the underlying resource consents which relate to the landholdings.

Coastal Environment Rules

Part of the submitter's land is zoned General Residential with a significant area being included within the Coastal Environment.

The rules in the Coastal Environment “trump” the rules within the General Residential Zone despite the land being zoned for residential purposes. Those overlay rules will create an abundance of resource consent applications due to the permitted thresholds.

Applying these rules over “urban areas” [as defined in the PDP], which in the Far North involves almost all of the coastal settlements, creates disparity between sites and will be seen as inconsistent by applicants. The broad-brush provisions are not considered to relate specifically to the Whatuwhiwhi environments, in particular the urban areas within the PDP and those areas proposed to be urban under this submission.

The coastal environment rules are considered to be inconsistent with Objective 2 of the NZCPS by reason the rules seek to turn back the clock and create a natural environment before urban development had taken place. Furthermore Objective 6, NZCPS, allows for social and economic well-being through subdivision, use and development of the coastal environment within appropriate limits.

The limits set in the Coastal Environment are excessive within the context of the applicant's land and as such should be removed.

District Wide Rules

Transportation

There is conflict in the PDP with regard to the Transportation Chapter and the CEZ. The CEZ is established under the original resource consent approval which created the Resort, and this included the requirements for parking and access. This approval is embodied into the CEZ however there is no reference to these parking requirements in the CEZ. The ODP contained such reference. As written the PDP now applies new parking and access requirements. This discord should be remedied via introducing a similar rule in the CEZ or applying exemptions to the Transportation Chapter.

Earthworks and Vegetation Clearance

In the same context the CEZ has not carried across the thresholds for earthworks and vegetation removal that apply within the approved resource consents. The CEZ should therefore include a new rule which relates back to the conditions of consent or amend the Earthworks and Vegetation Chapters.

ODP vs PDP Integration

Despite some of the rules outlined above being noted as containing discrepancies, further evidence may be provided to ensure that there is consistency between the resource consents approved for the site, the ODP, and the PDP.

7. **CEJ wish that the Far North District Council to address the above issues by:**

7. Supporting the retention of the **Carrington Estate Zone; General Residential Zone** and **Mixed Use Zone** as depicted on the PDP E-Maps;
8. Extending the **General Residential Zone** as depicted within **Appendix A**.
9. Applying a **Mineral Extraction Overlay** upon Pt Lot 1 DP 82178 as depicted within **Appendix A**.
10. Applying a **Light Industrial Zone** to part of the landholding, to be determined prior to the hearing.
11. Amending certain provisions within the following **District Wide Rules** – Earthworks and Vegetation, and Transport, as detailed in **Appendix B** to ensure consistency (as well as other rules in the PDP that might implicate consistency and coherence between the ODP and PDP); and
12. Any other relief to achieve the outcomes sought by this submission.

8. Our clients wish to be **heard** in relation this submission.

Yours sincerely,



Steven Sanson

Director | Consultant Planner



Reviewed by

Jeff Kemp

Principal Planning Consultant

On behalf of Carrington Estate Jade LP and Carrington Farms Jade LP

Dated this 21st Day of October 2022

APPENDIX A

Extend the General Residential Zone.

The submitters seek to remove the **Rural Production Zone** and extend the **General Residential Zone** as depicted below –



This involves an area of approximately 34ha and is located on the northern side of Inland Road and would adjoin the Mixed-Use Zone.

Access to this area is available from three existing frontage along Inland Road. These access points are truncated at the connection onto Inland Road, 20.0m wide and were purposely surveyed to enable the formation of new access roads.

The land has a gentle rolling contour, northerly aspect and views through to Karikari Bay. Over time, it is envisaged that this area is appropriately provided with appropriate infrastructure.

Apply the **Mineral Extraction Overlay**

The submitters seek to apply the **Mineral Extraction Overlay** as depicted below –



The area contains the submitters quarry operations, the material being used for their operational requirements. This includes access formation, building foundations and farm access tracks.

APPENDIX B

Amendments to the Carrington Estate Zone [CEZ]

The following amendments are required within the CEZ.

CAR-R14	Primary production activity	
Carrington Estate zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

The definition of primary production is as follows –

PRIMARY PRODUCTION	means: a. any aquaculture, agricultural, pastoral, horticultural, <u>mining</u> , quarrying or forestry activities; and b. includes initial processing, as an <u>ancillary activity</u> , of commodities that result from the listed activities in a); c. includes any <u>land</u> and <u>buildings</u> used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product.
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Pastoral and forestry activities are undertaken within the land and should be permitted without any requiring any resource consent approval. S351.007

Transportation

The ODP contains rules relating to access, parking and loading as follows –

18.6.6.1.7 ACCESS, PARKING AND LOADING
Access, internal roading, parking and loading spaces shall be provided in accordance with the Development Plan layout and the rates and criteria specified in Table 1 of the Schedule attached to the Carrington Estate Zone provisions, and in the conditions of the consents.

The PDP does not contain any similar rule. The CEZ refers to the *Carrington Estate Development Plan and Schedule* which specifies the parking provisions. A similar rule should be included within the CEZ or an exemption within the Transportation Chapter. S351.008

Earthworks and Vegetation Clearance

The ODP contains rules relating to earthworks and vegetation clearance as follows –

18.6.6.1.11 EARTHWORKS AND VEGETATION CLEARANCE

Excavation, land clearance and roading works associated with the buildings and activities identified on the Development Plan are permitted if they are undertaken in accordance with the conditions of the Resource Consents. All earthworks shall be trimmed and finished to blend into the existing contours.

The PDP does not contain any similar rule. The CEZ refers to the *Carrington Estate Development Plan and Schedule* which specifies the applicable earthworks and vegetation clearance sanctioned under the resource consent conditions. A similar rule should be included within the CEZ or an exemption within the Earthworks and Vegetation Clearance rules. S351.009

ODP Vs PDP Integration

In addition to the above matters, the submitter requests that there is consistency in all provisions between the different PDP and ODP rules and requirements to ensure that existing matters enshrined under resource consents are not compromised, lost, or diminished through the plan change process. S351.010

Attachment 2: Copy of Carrington's further submission

Address: 2 Cochrane Drive, Kerikeri

Phone: 09 407 5253

Email: office@bayplan.co.nz



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To: Far North District Council

5 Memorial Avenue

Private Bag 752

Kaikohe 0440.

RE: Form 6: Further submission in support of, or in opposition to, submission(s) on the notified Proposed Far North District Plan 2022 Clause 8 of Schedule 1, Resource Management Act 1991

This is a further submission in support of or in opposition to submission(s) on the Proposed Far North District Plan.

Full name of individual/organisation making further submission:

Carrington Estate Jade LP and Carrington Farms Jade LP (**Further Submitter**)

Contact person (if different from above):

Bay of Islands Planning (2022) Limited

Attention: Steven Sanson

PO Box 318

PAIHIA 0247

Email address: office@bayplan.co.nz

Postal address: PO Box 318
PAIHIA 0247

Phone contact: 09 407 5253

I am a person who has an interest in the proposal that is greater than the interest the general public has. In this case, the grounds for saying that I come within this category are as follows:

We own land which is affected by various provisions in the Proposed District Plan which have been the subject of Original Submissions.

FURTHER SUBMISSION No 1 -

I support the submission of:

David King being Submission No 046.
Email – daking@pl.net

The particular parts of the submission I support are:

Submission]points S46.001 and S46.002 in relation to the Rural Production Zone, Coastal Environment, Natural Features and Landscapes and removing the restrictions within.

The reasons for my support are:

For the reasons given within the Original Submission No 046.

I seek that the whole of the submission be allowed:

As detailed within the Original Submission No 046.

FURTHER SUBMISSION No 2 -

I support the submission of:

Trevor John Ashford being Submission No 146.
Email – trevorandjay@gmail.com

The particular parts of the submission I support are:

Submission points S146.003 – S146.007 in relation to indigenous vegetation clearance and land disturbance outside a SNA, and subdividing land containing a SNA.

The reasons for my support are:

For the reasons given within the Original Submission No 146 and in recognition that part of our land is in part within a SNA.

I seek that the whole of the submission be allowed:

As detailed within the Original Submission No 146.

FURTHER SUBMISSION No 3 -

I support the submission of:

Bentzen Farm Limited being Submission No 167.
Email- peter@phplanning.co.nz

The particular parts of the submission I support are:

All of submission No 167 and in particular, the following submissions points:

- All of submission S167.026 in relation to rules on natural character.
- All of submission S167.040 in relation to buildings within and outside the coastal environment.
- All of submission S167.042 in relation to repairs and maintenance rules within natural landscapes and natural character.
- All of submission S167.044 in relation to enabling farming within overlay areas.
- All of submission S167.064 in relation to subdivision standards in the RPZ.
- All of submission S167.066 in relation to the revised objective address development within the Coastal Environment – CE-01.
- All of submission S167.074 as it relates to development within the coastal environment.
- All of submission S167.075 relating to repairs and maintenance of structures in the coastal environment.
- All of submission S167.077 with regard to PER-1 , earthworks and indigenous vegetation removal.
- All of submission S167.079 which removes the height limit in the coastal environment.

The reasons for my support are:

For the reasons given within the Original Submission No 167

I seek that the whole of the submission be allowed:

As detailed within the Original Submission No 167.

FURTHER SUBMISSION No 4 -

I support the submission of:

Wendover Two Limited being Submission No 222.
Email- peter@phplanning.co.nz

The particular parts of the submission I support are :

All of submission No 222 and in particular, the following submissions points:

- All of submission S243.055 seeking to delete Policy NFL-P7 in relation to characteristics and qualities of natural areas.
- All of submission S243.057 in relation to the inclusion of a new policy applying to ONL's and ONF's.
- All of submission S243.090 seeking to delete Policy CE-97 in relation to characteristics and qualities of natural areas.

The reasons for my support are:

As detailed within the Original Submission No 222.

I seek that the whole of the submission be allowed:

As detailed within the Original Submission No 222.

FURTHER SUBMISSION No 5 -

I support the submission of:

Willowridge Developments Limited being Submission No 250.
Email- alison@willowridge.co.nz ; davidb@barker.co.nz

The particular parts of the submission I support are:

All of submission No 250 and in particular, the following submissions point S250.015 in relation to development in the coastal environment.

The reasons for my support are:

As detailed within the Original Submission No 250.

I seek that the whole of the submission be allowed:

As detailed within the Original Submission No 250.

FURTHER SUBMISSION No 6 -

I support the submission of:

Trent Simpkin being Submission No 287.
Email- trent@arcline.co.nz

The particular parts of the submission I support are:

Submission point S287.003 in relation to increasing building height .

The reasons for my support are:

As detailed within the Original Submission No 287.

I seek that the whole of the submission be allowed:

As detailed within the Original Submission No 287.

FURTHER SUBMISSION No 7 -

I oppose the submission of:

Director General of Conservation being Submission No 364.
Email- asycamore@doc.govt.nz

The particular parts of the submission I oppose are:

All of submission No 364

The reasons for my opposition are:

The submission and the associated submission points seeks retentions, amendments and deletions, and consequential relief which is not consistent with the purpose of the Act.

I seek that the whole of the submission be disallowed for the following reasons:

The submission seeks changes to the Proposed District Plan which do not meet the purpose of the Act.

FURTHER SUBMISSION No 8 -

I support the submission of:

Far North District Council being Submission No 368.
Email- pdp@fndc.govt.nz

The particular parts of the submission I support are:

Support submission S368.003 in relation to reviewing the extent of the coastal environment over urban areas.

The reasons for my support are:

The PDP creates tensions within urban areas when there are overlaid with the coastal environment.

I seek that the whole of the submissions be allowed :

For the reasons above and within the Original Submission No 368.

FURTHER SUBMISSION No 9 -

I oppose the submission of:

Haititaimarangai Marae Kaitiaki Trust being Submission No 394.
Email- karikarikaitiaki@outlook.com

The particular parts of the submission I oppose are:

All of submission No 394 and in particular, the following submissions points:

- Submission S394.014 in relation to amending Policy I-P2 and adding an additional Policy .
- Submission S394.044 seeking to add additional words to the Policy.
- Submission S394.046 seeking to delete Objective CAR-01.
- Submission S394.050 seeking to amend Policy CAR-P5.
- Submission 394.062 and 063 seeking to amend the boundary of the coastal environment.

The reasons for my opposition are:

S394.014 – The deletion of the word “significant” results in a policy which is undefined and would not allow any permitted activities to occur. The protection of those values sought in the new policy are already captured under the RMA and the PDP.

S394.044 – The PDP already accommodates the matters sought within this submission.

S394.046 – The Carrington Estate Zone has been carried across in the same manner in which a number of other special zones have been retained from the ODP to the PDP. The retention of the special zone is not undermining the sustainable management of the resources.

S394.050 – The current wording of Policy CAR-P5 as proposed gives effect to those matters within Part 2 of the RMA.

394.062 / 063 – The coastal environment includes land with Carrington Estate, the boundary of which has been established from

the former Mangonui District Scheme, the current ODP and more recently the Northland Regional Council Regional Policy Statement.

I seek that the whole of the submissions be disallowed:

For the reasons given above.

FURTHER SUBMISSION No 10 -

I oppose the submission of:

Te Hiku Iwi Development Trust being Submission No 399.
Email- tia@thcr.co.nz

The particular parts of the submission I oppose is:

Oppose submission S399.057 in relation to requiring land owners to include SNA at the time of subdivision and development within Schedule 4 of the District Plan.

Oppose S399.080/081 in relation to inclusion of an additional policy and inclusion of an overview statement in the Carrington Estate Special Zone..

The reasons for my opposition/ support are:

S399.057 - The inclusion of a SNA in Schedule 4 at the time of development / subdivision is opposed as this would require a Private Plan Change which is an additional cost to the Further Submitter. This would be cumbersome and costly for the Further Submitter.

Any SNA would in any event be protected via conditions of consent therein negating changes to the District Plan at that time. The Council can, of its own volition, proceed with a Plan Change to include a number of SNA's in the District Plan as and when required.

S399.080/081 – The inclusion of a new policy and overview is opposed as the PDP already has these matters managed within the document. CAR-O2 already provides the for the following:

CAR-O2	Land use and subdivision within the Carrington Estate zone is carried out in a manner that recognises and protects: a. the natural character of the coastal environment; b. historic heritage and cultural values; c. natural watercourses; d. existing vegetation; and e. any part of the site subject to an SNA , ONL or high natural character area.
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CAR-P6 further supports the objective as follows:

CAR-P6	Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of any approved Carrington Estate Development Plan and Schedule, and consideration of the following matters where relevant to the application: a. the ability to accommodate on-site infrastructure; b. the siting, scale and design; c. the natural character of the coastal environment; d. any significant risk from natural hazards; e. any historic heritage or biodiversity values; f. any historical, spiritual or cultural association held by tangata whenua with regard to the matters set out in Policy TW-P6; g. cultural and social well-being, including health and safety; h. any SNA, ONL or high natural character area; and i. potential reverse sensitivity effects both within the zone and on adjacent zones.
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I seek that the whole of the submission be allowed / disallowed:

For the reasons given above.

FURTHER SUBMISSION No 11 -

I support the submission of:

Northland Federated Farmers of New Zealand being Submission No 421.

Email – jcookmunro@fedfarms.org.nz

The particular parts of the submission I support are:

Support submission S421.185 in relation to deleting Policy CE-P9.

Support submission S421.188 in relation to deleting Rule CE-R3.

The reasons for my support are:

S421.185 - The reason contained within the Original Submission No 421.

S421.188 – The reason in the Original Submission No 421.

I seek that the whole of the submissions be allowed:

For the reasons given within the Original Submission No 421.

FURTHER SUBMISSION No 12 -

I oppose the submission of :

Pacific Eco-Logic being Submission No 451.
Email- victoriafroude@gmail.com

The particular parts of the submission I oppose are:

All of submission No 451

The reason for my opposition is:

The submission seeks widespread changes to the Proposed District Plan and these changes are not specifically provided.

For example, S451.012 seeks additional objectives relating to indigenous vegetation and natural character, but does not provide such objectives.

I seek that the whole of the submissions be disallowed:

For the reasons given above.

FURTHER SUBMISSION No 13 -

I support the submission of :

Waiaua Bay Farm Limited being Submission No 463.
Email - steve.tuck@mitchelldaysh.co.nz

The particular parts of the submission I support are:

Submission S463.006 seeking to add a new objective to protect Special Purposes Zones.

The reasons for my support are:

The reasons contained within the Original Submission No 463.

I seek that the whole of the submissions be allowed:

For the reasons given within the Original Submission No 463.

FURTHER SUBMISSION No 14 -

I support the submission of:

John Bayley being Submission No 490.
Email- owen@greengroup.co.nz

The particular parts of the submission I support are :

Submission S490.005 in relation to deleting rules for new buildings in
ONL.

The reason for my support is:

The reasons within the Original Submission No 490.

I seek that the whole of the submissions be allowed:

For the reasons within the Original Submission No 490.

FURTHER SUBMISSION No 15 -

I support the submission of:

William Goodfellow being Submission No 493.
Email- owen@greengroup.co.nz

The particular parts of the submission I support are:

Support submission S493.011 in relation to height of a building in the coastal environment.

Support submission S493.012 in relation to new building in the coastal environment.

The reasons for my support are:

S493.011 - The reasons within the Original Submission No 493.

S493.012 – The reasons within the Original Submission No 493.

I seek that the whole of the submissions be allowed:

For the reasons within the Original Submissions No 493.

FURTHER SUBMISSION No 16 -

I support the submission of:

Ian Jepson being Submission No 494.
Email- owen@greengroup.co.nz

The particular parts of the submission I support are:

Support submission S493.007 in relation to farming activities within the coastal environment.

The reasons for my support are:

The reason contained within the Original Submission No 493. Part of the Further Submitters land is within the coastal environment and this is farmed.

I seek that the whole of the submissions be allowed:

For the reasons given within the Original Submission No 493.

FURTHER SUBMISSION No 16 -

I oppose the submission of:

Marianna Fenn being Submission No 542.
Email- Marianna.nz@gmail.com

The particular parts of the submission I oppose are:

Submission S542.013.012 in relation to reducing the threshold to remove indigenous vegetation.

The reason for my opposition is:

The PDP thresholds are considered to adequately sustain the presence of SNA without degradation of this resource.

I seek that the whole of the submissions be disallowed:

For the reasons given above.

I wish to be heard in support of my further submissions.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of person authorised to sign on behalf of person making further submission.

Date : 04th September 2023

Electronic address for service of person making further submission:

office@bayplan.co.nz

Telephone:

09 4075253

Postal address (or alternative method of service under section 352 of the Act):

PO Box 318

PAIHIA 0247

Contact person:

Steve Sanson

Director | Consultant Planner

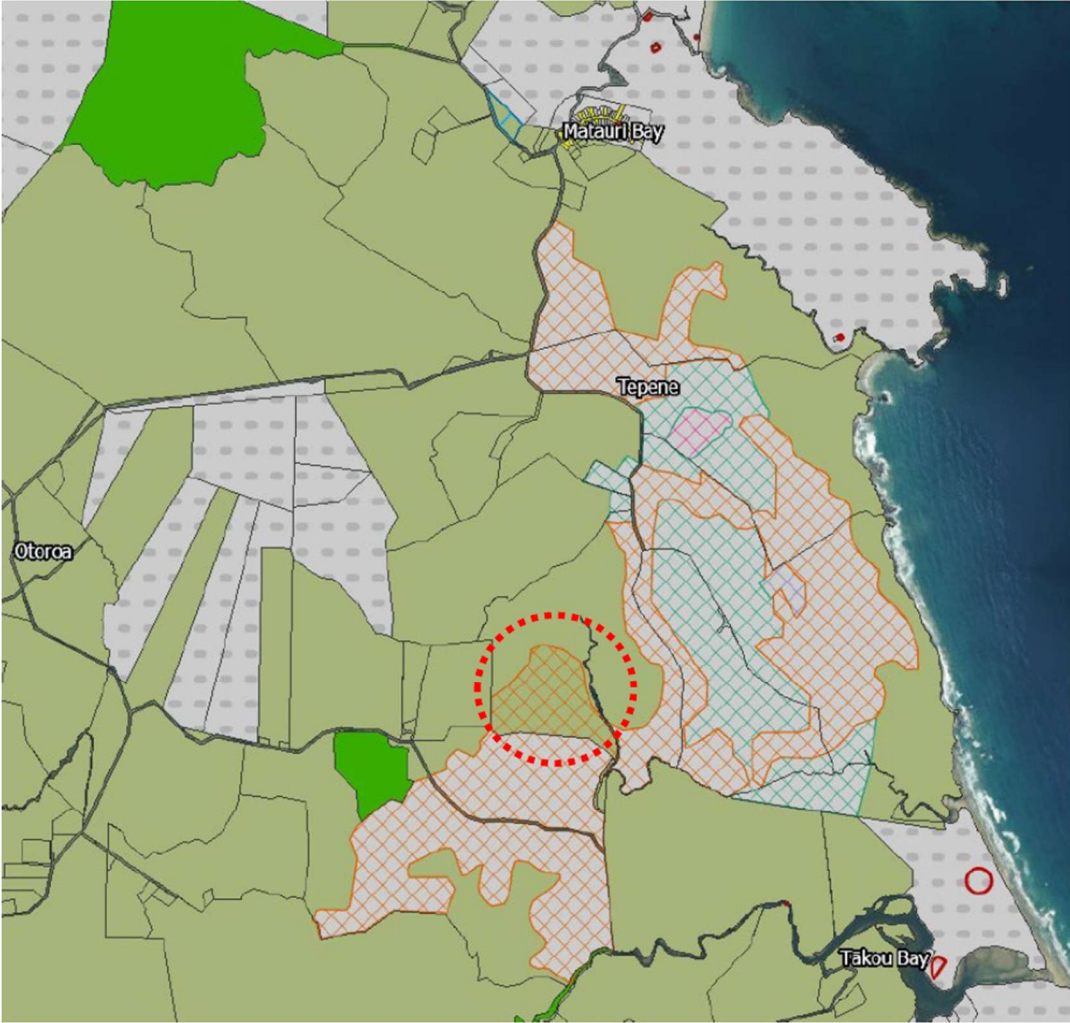
**Attachment 3: Appendix 3 to the Hearing Recommendation Report for Hearing 15A –
Hearings Panel Recommended Amendments to Planning Maps**

Recommendation Report 15A

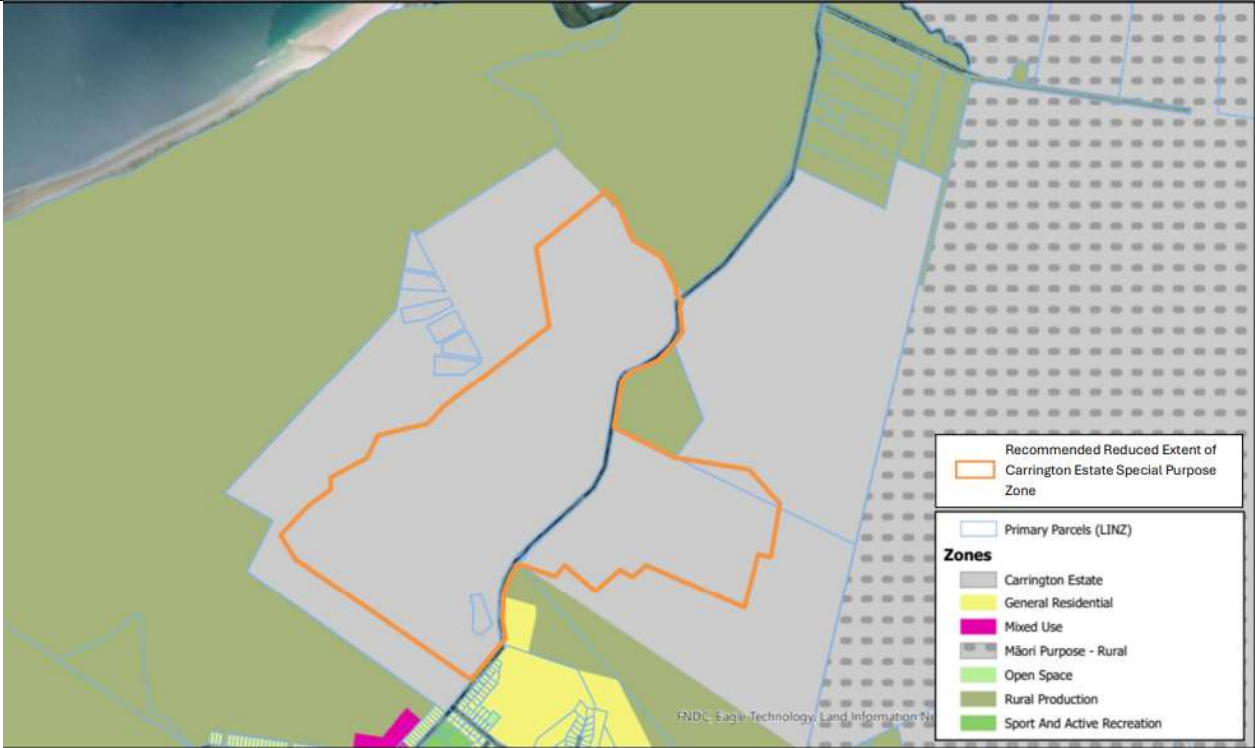
Appendix 3 - Hearings Panel Recommended Amendments to Planning Maps

Identifier	Hearings Panel Recommended New Planning Map
Hearing 15A	Identify and include new Tapuaetahi Preicnct in Proposed Plan and in the planning maps. Refer to Recommendation Report 15A – Topic 1 

Identifier	Submitter Map and / or Planning Map (PDP as notified)	Hearings Panel Recommended Change to Planning Map	Consequential amendment to PDP Schedule (additions in <u>underline</u> and deletions in strikethrough)
Hearing 15A	Submitter Map (Waiaua Park Farms Ltd (S463))	Correct zoning of the area identified in the red circle on the submitter (Waiaua Park Farms Ltd (S463)) map to remove underlying Rural Production zone from the Golf Playing subzone and replace with intended Special Purpose zone (Kauri Cliffs zone). (Refer to Recommendation Report 15A, Key Issue 5.8).	N/A

Identifier	Submitter Map and / or Planning Map (PDP as notified)	Hearings Panel Recommended Change to Planning Map	Consequential amendment to PDP Schedule (additions in <u>underline</u> and deletions in strikethrough)
			
Hearing 15A	Council Right of Reply Map – Extent of Carrington Estate Zone	Reduce the extent of land zoned Special Purpose Zone relating to the Carrington Estate zone as identified in the Council's right of Reply map. Rezone the area removed from the Special Purpose Zone to (Refer to Recommendation Report 15A – Topic 3, Key issue 1)	N/A

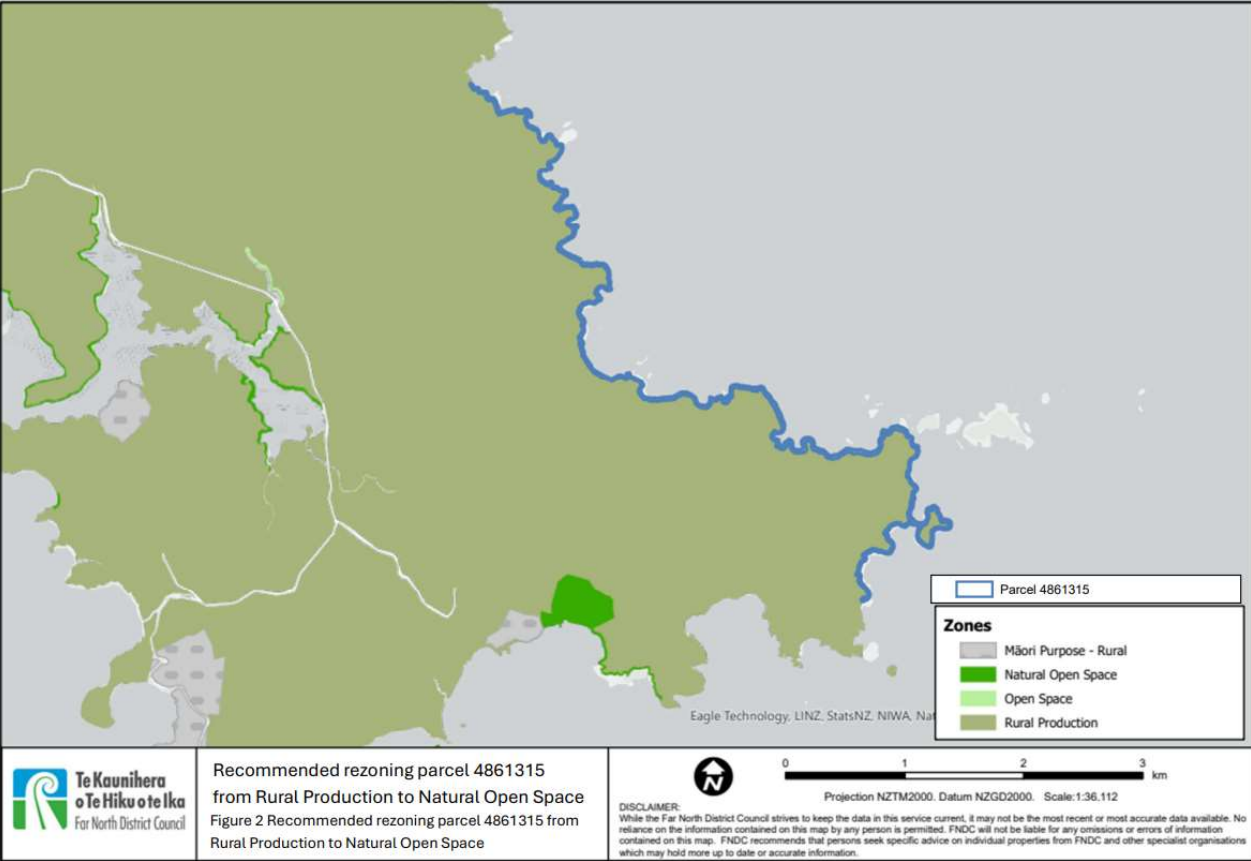
Recommendation Report 15A
Appendix 3 - Hearings Panel Recommended Amendments to Planning Maps

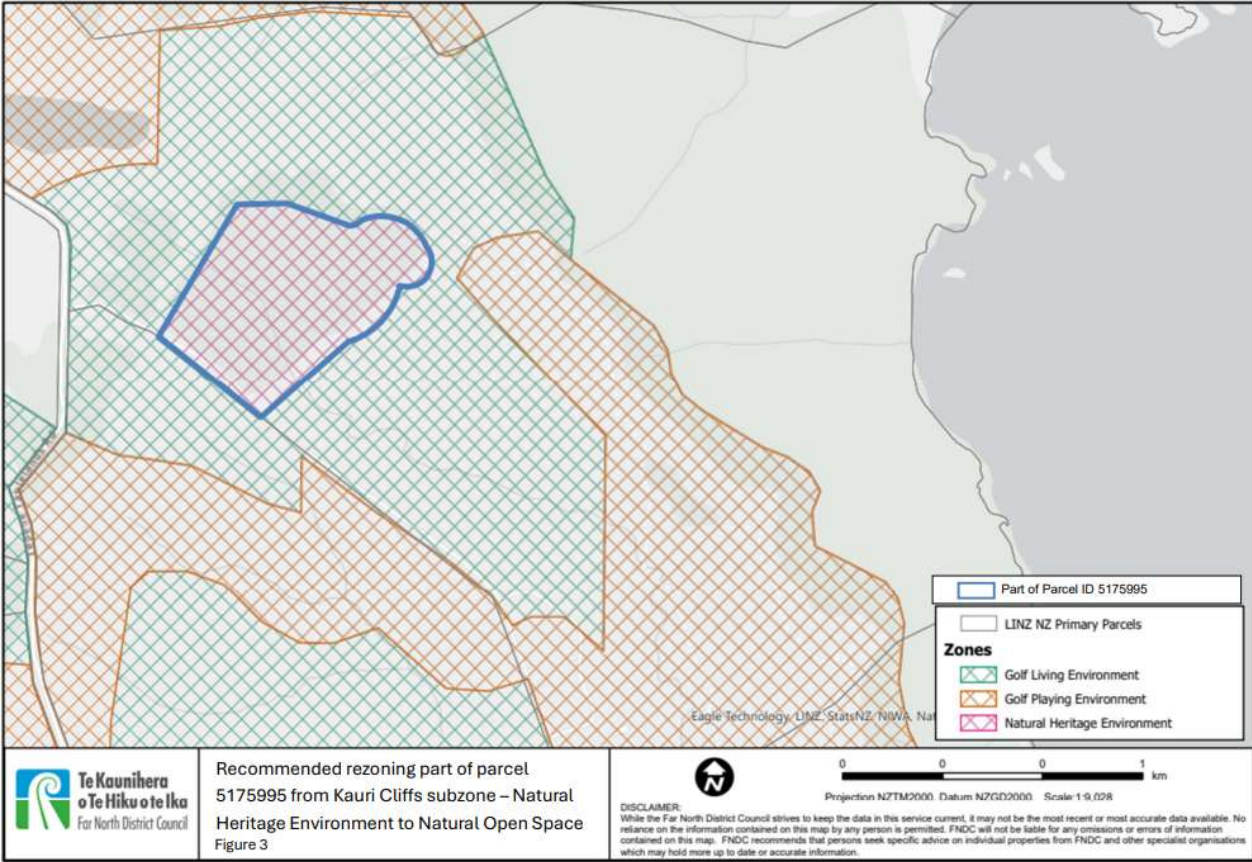
Identifier	Submitter Map and / or Planning Map (PDP as notified)	Hearings Panel Recommended Change to Planning Map	Consequential amendment to PDP Schedule (additions in <u>underline</u> and deletions in strikethrough)
	 PDP Map as Notified 		
Hearing 15A (Item 34)	Mapping Error for Lot 1 DP 59479, Beechey Street.	For Lot 1 DP 59479, Beechey Street, the area of land below mean high water springs is recommended to be removed from the Rural Production zone, while the area of land above mean high water springs is recommended to be rezoned to Mixed Use zone. Refer to Recommendation Report 15A, Topic 1, Key Issue 1.	

Identifier	Submitter Map and / or Planning Map (PDP as notified)	Hearings Panel Recommended Change to Planning Map	Consequential amendment to PDP Schedule (additions in <u>underline</u> and deletions in strikethrough)
	Lot 1 DP 59479, Beechey Street, Opua – Zoning anomaly Figure 1 Recommended that land above MHWS is rezoned to Mixed Use DISCLAIMER: While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.		
Hearing 15A	Mapping error for Parcel 4861315 (Mataka Station).	Parcel 4861315 (Mataka Station) is recommended to be rezoned Natural Open Space. Refer Recommendation Report 15A, Topic 1, Key issue 2.	N/A

Recommendation Report 15A

Appendix 3 - Hearings Panel Recommended Amendments to Planning Maps

Identifier	Submitter Map and / or Planning Map (PDP as notified)	Hearings Panel Recommended Change to Planning Map	Consequential amendment to PDP Schedule (additions in <u>underline</u> and deletions in strikethrough)
	 Recommended rezoning parcel 4861315 from Rural Production to Natural Open Space Figure 2 Recommended rezoning parcel 4861315 from Rural Production to Natural Open Space DISCLAIMER: While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.		
Hearing 15A	Mapping error for 'Natural Heritage Environment' subzone within the Kauri Cliffs zone. Request to rezone to Natural Open Space zone.	It is recommended that the Natural Heritage Environment for the subzone within the Kauri Cliffs zone is removed and the same area is rezoned to Natural Open Space zone. Refer Recommendation Report 15A, Topic 1, Key issue 2.	N/A

Identifier	Submitter Map and / or Planning Map (PDP as notified)	Hearings Panel Recommended Change to Planning Map	Consequential amendment to PDP Schedule (additions in <u>underline</u> and deletions in strikethrough)
	 Recommended rezoning part of parcel 5175995 from Kauri Cliffs subzone - Natural Heritage Environment to Natural Open Space Figure 3 Te Kaunihera o Te Hiku o Te Ika Far North District Council DISCLAIMER: While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.		

Attachment 4: List of persons and addresses to be served with a copy of this notice of appeal

Territorial Authority: Far North District Council

Email: pdp@fndc.govt.nz

Submitters and further submitters contact details:

Submission / Further Submission number	Name	Address for service
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Further Submission 588	Ian Taylor Bamber	ianbamber@farmside.co.nz
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Further Submission 526	Michelle Chase	707 Matai Bay Road Karikari Peninsula Northland, 0483
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Further Submission 545	Peter Charles Ruapera	Po Box 607 Kaitaia Northland, Far North 0441
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Further Submission 492	Sarah Kati Cook	ester57boi@hotmail.com
Further Submission 506	Selwyn Reihana	selwynreihana@gmail.com
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Further Submission 422	Sharmaine Hepi	made2conquer247@gmail.com
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Further Submission 533	Sidney John Rupapera	PO Box 57 Awanui Northland, Far North 0441
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Further Submission 474	Steven Matiu	37 Melody Lane Mangonui 0483
Further Submission 524	Tania Morunga	tarnzmore@hotmail.com
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Further Submission 471	William Gary Butt	tokeraubeachboys@gmail.com

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