

Further Submitter #171

Online Further Submission

Further Submitters Name	Trish Routley
Further Submitter Number	FS171
Wish to be heard	Yes
FS qualifier	a person representing a relevant aspect of the public interest (e.g. community group)
FS qualifier reason	Consultant Planner
Joint presentation	Yes
Attention:	Trish Routley
Contact organisation	Bay of Islands Planning
Address for service	2 Cochrane Place Kerikeri
Telephone	
Mobile	021660984
Email	trish@bayplan.co.nz
Online further submitter?	Yes
Date raw FS lodged	04/09/2023 4:55pm

FS171.01 - 171.04

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
FS171.1	Lynley Newport	S118.003	Subdivision	SUB-P9	Amend SUB-P9 to read: Provide for rural lifestyle subdivision in the Rural Production zone, and for Rural Residential subdivision in the Rural Lifestyle zone where the development achieves the environmental outcomes required in the management plan subdivision rule.	Support	Disallow in part	I support the The submitter considers that in SUB-P9 the use of the word "avoid" is too negative and restrictive and that the use of more positive terms can achieve the same outcome. Amend SUB-P9 to read: Provide for rural lifestyle subdivision in the Rural Production zone, and for Rural Residential subdivision in the Rural Lifestyle zone where the development achieves the environmental outcomes required in the management plan subdivision rule.
FS171.2	Northland Regional	S359.020	General	General / Plan	Amend to include stronger reverse	Support	Allow	

	Council			Content / Miscellaneous	sensitivity provisions. Provisions to consider appropriate visual and physical screening and limitations on intensity of noise sensitive activities			I support the recommendation to strengthen reverse sensitivity provisions, especially where lifestyle/rural residential development occurs within or adjoins Rural Production, mineral extraction, Industrial zones and significant infrastructure. Amend to include stronger reverse sensitivity provisions. Provisions to consider appropriate visual and physical screening and limitations on intensity of noise sensitive activities
--	---------	--	--	-------------------------	---	--	--	---

FS171.3	Thomson Survey Ltd	S196.001	Ecosystems and indigenous biodiversity	IB-R4	Amend IB-R4 PER-1, clause 2: It does not exceed the following amounts per site over a 5-year period: i. Rural Production Zone, Horticulture Zone, Māori Purpose Zone and Treat Settlement Zone Overlay --5,000m ² 1 hectare if not in a remnant forest, otherwise 500m ² in a remnant forest; ii. Rural Lifestyle Zone, 1,000m² if not a remnant forest, otherwise 500m² in a remnant forest; iii. All other zones - 500m ² Retain the default to discretionary activity status where performance standards are not achieved.	Support	Allow	
---------	--------------------	----------	--	-------	--	---------	-------	--

I support the submission I agree some rules are overly restrictive, particularly if indigenous vegetation is not an SNA. Consider whether Rural Lifestyle Zone is most appropriately lumped together with " all other zones" or whether there should be some recognition that lot sizes in this zone might be as large as 4ha. Support the default to discretionary activity status where performance standards are not achieved.
Amend IB-R4

PER-1, clause 2:

It does not exceed the following amounts per site over a 5-year period:

i. Rural Production Zone, Horticulture Zone, Māori Purpose Zone and Treat Settlement Zone Overlay - 5,000m² 1hectare if not in a remnant forest, otherwise 500m² in a remnant forest;

ii. Rural Lifestyle Zone, 1,000m² if not a remnant forest, otherwise 500m² in a remnant forest;

iii. All other zones - 500m²

Retain the default to discretionary activity status where performance standards are not achieved.

FS171.4	Te Hiku Community Board	S257.008	Subdivision	SUB-P8	Amend policy SUB-P8, by adding more circumstances where rural lifestyle bocks can be allowed in the Rural Production Zone, especially around existing houses	Support	Allow	
---------	----------------------------	----------	-------------	--------	--	---------	-------	--

I support this submission. I do not support the large title sizes in the rural zone. I submit that subdivision should allow lots to 4ha or smaller, and that the subdivision of smaller lots around existing houses be provided for.

Amend policy SUB-P8, by adding more circumstances where rural lifestyle bocks can be allowed in the Rural Production Zone, especially around existing houses