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

RE: Submission on the Proposed Far North District Plan 2022

1. **Details of persons making submission**

Two M Investments Limited [TMIL]
 C/- Bay of Islands Planning (2022) Limited
 Attention: Steven Sanson
 PO Box 318
 PAIHIA 0247

2. **General Statement**

TMIL 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.

TMIL 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

TMIL is a kiwifruit production company who own land located on the southern side of Wiroa Road, Kerikeri. The company has been progressively developing the land for horticultural activities since acquiring the property in 2004. This has included the divestment from Green to Gold Kiwifruit across the whole site.

TMIL development and operation of the horticultural activity has contributed to the economic and social wellbeing of the Far North. To maintain the contribution the company makes to the district a substantial investment program is required both in the short and long term. This commitment can be reinforced through the District Plan incorporating the appropriate management strategy as outlined within this submission.

The PDP has entered into a different management framework for various resources in the district compared to the ODP , which is supported , however there are nonetheless provisions within the PDP which require review.

Site Description

TMIL owns land comprised within the following Record of Title:

- ROT NA121D/447 (Lot 2 DP 192231)

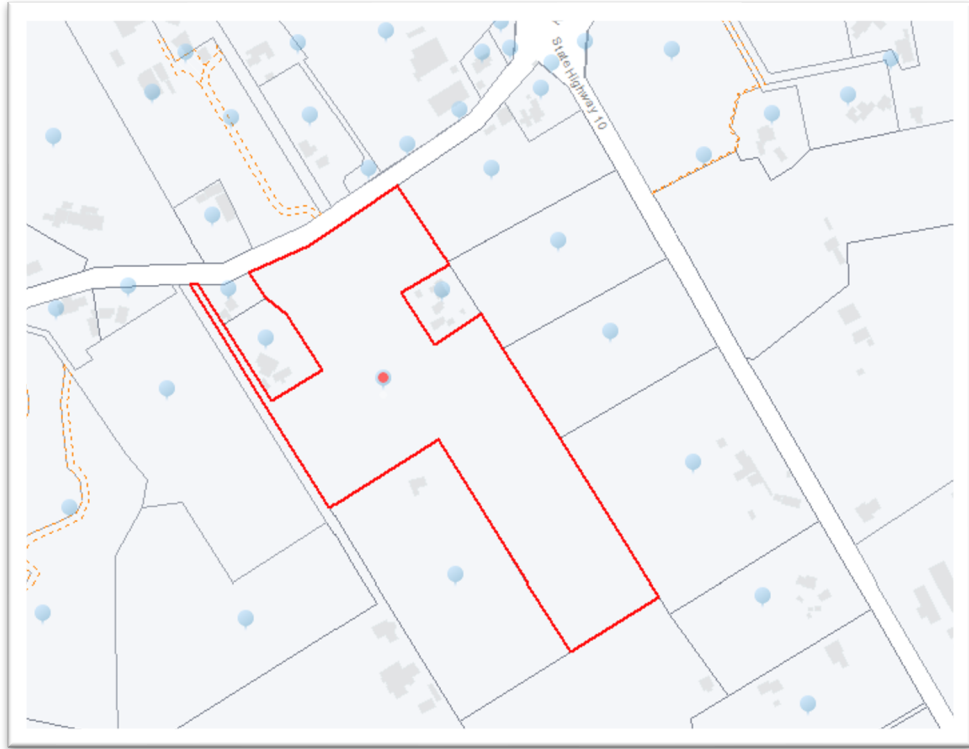


Figure 1 - Site

Operative and Proposed District Plan Zoning

The Operative District Plan reveals the land is zoned **Rural Production** and the site has no Resource Features –



- The follows provisions in the PDP –
Horticulture Special Purpose Zone ;
District Wide Rules – Subdivision ;

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

This submission relates to the Proposed Far North District Plan:

PDP E Maps

- Supports the **Horticulture Special Purpose Zone [HSPZ]** over the landholdings as provided for on the PDP E-Maps being contained within the area shaded green below-



The reasons for making the submission on the Proposed District Plan are as follows:

The area defined in the green shade is currently used [aerial below] or has been used for horticulture activity over many years. The soils are ideal for production purposes and this should be retained.



Horticulture Special Purpose Zone

- Support Rules HZ-R1 to HZ-R26 ; S317.002 to S317.027
- Support HZ-S1 to HZ-S6 S317.028 to S317.033

The reasons for making the submission on the Proposed District Plan are as follows:

The HSPZ is generally providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering the short and long term investment made in establishing the horticultural activity.

Subdivision

- **Rule SUB-S1 :**

Support the proposed minimum allotment size within the Horticulture Special Purpose Zone. S317.034

The reasons for making the submission on the Proposed District Plan are as follows:

The allotment sizes reflect an appropriate balance to enabling horticultural development on the site created or allowing non horticultural development to be undertaken without interfering adjoining horticultural operations.

6. **Overall TMIL wish that the Far North District Council to address the above issues by:**

1. Supports the new **Horticultural Special Purpose Zone** as depicted on the PDP E-Maps and defined in this Submission ;
2. Support **Rules HZ-R1 to HZ-R26** ;
3. Support **HZ-S1 to HZ-S6**
4. Support **SUB-S1** as it relates to the HSPZ;
5. Any other relief to achieve the outcomes sought by this submission.

7. 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 Two M Investments Limited.

Dated this 21st Day of October 2022