

Appendix 2 – Officer's Recommended Decisions on Submissions (Hearing 15B – Bay of Islands Precinct and MUZ requests)

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Officer recommendation	Relevant section of S42A Report
S320.001	Far North Holdings Limited	Light Industrial Zone	Not Stated	The submitter considers that the appropriate zoning for all of the Far North Holdings Ltd (FNHL) landholdings, in the location identified as the Bay of Islands Marina, is the Mixed Use Zone as this zone better reflects existing consented and proposed land uses. (s32 assessment provided with submission)	Amend the zoning of the sites owned by Far North Holdings Ltd (FNHL), in the location identified as the Bay of Islands Marina, which are zoned Light Industrial to Mixed Use Zone.	Accept	Section 3.2.1 Bay of Islands Precinct
S320.002	Far North Holdings Limited	Mixed Use Zone	Not Stated	The submitter considers that the appropriate zoning for all of the Far North Holdings Ltd (FNHL) landholdings, in the location identified as the Bay of Islands Marina, is the Mixed Use Zone as this zone better reflects existing consented and proposed land uses. (s32 assessment provided with submission).	Retain the zoning of the sites owned by Far North Holdings Ltd(FNHL), in the location identified as the Bay of Islands Marina, which are zoned Mixed Use Zone.	Accept	Section 3.2.1 Bay of Islands Precinct
S320.003	Far North Holdings Limited	General Residential Zone	Not Stated	The submitter considers that the appropriate zoning for all of the Far North Holdings Ltd (FNHL) landholdings, in the location identified as the Bay of Islands Marina, is the Mixed Use Zone as this zone better reflects existing consented and proposed land uses. (s32 assessment provided with submission).	Amend the zoning of the sites owned by Far North Holdings Ltd(FNHL), in the location identified as the Bay of Islands Marina, which are zoned General Residential to Mixed Use Zone.	Accept	Section 3.2.1 Bay of Islands Precinct
S320.004	Far North Holdings Limited	General / Miscellaneous	Not Stated	The submitter considers that a Bay of Islands Marina Development Area overlay for all of the Far North Holdings Ltd (FNHL) landholdings, in the	Amend the zoning of the sites owned by Far North Holdings Ltd(FNHL), in the location identified as the Bay of Islands Marina, to	Accept in principle subject to outstanding matters identified	Section 3.2.1 Bay of Islands Precinct

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				location identified as the Bay of Islands Marina, to be appropriate (s32 assessment provided with submission).	include a Bay of Islands Marina Development Area overlay.	in section 42A report	
S320.005	Far North Holdings Limited	General / Miscellaneous	Not Stated	The submitter considers that the appropriate to retain the Maritime Exemption Area of the Operative District Plan as it applies to the Bay of Islands Marina (s32 assessment provided with submission).	Insert the Maritime Exemption Area of the Operative District Plan as currently mapped, in relation to the Bay of Islands Marina.	Accept in part	Section 3.2.1 Bay of Islands Precinct
S320.006	Far North Holdings Limited	Mixed Use Zone	Not Stated	The submitter considers that the Far North Holdings Ltd (FNHL) landholding, identified as Opuia Commercial Estate, is appropriately zoned as Mixed-Use Zone as this zone reflects existing consented and proposed land uses. (s32 assessment provided with submission).	Retain the Mixed Use Zone of the sites owned by Far North Holdings Ltd(FNHL), identified as Opuia Commercial Estate.	Accept	Section 3.2.2 MUZ rezoning requests
FS36.089	Waka Kotahi NZ Transport Agency		Oppose	Opposes the proposed rezoning/ intensification of the Far North Holdings Limited land at the Opuia Marine Business Park and Colenso Triangle 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 the original submission until appropriate analysis and information has been provided for each of the proposed rezonings.	Reject	Section 3.2.2 MUZ rezoning requests
S320.007	Far North Holdings Limited	Rural Production Zone	Not Stated	The submitter considers that the appropriate zoning for all of the Far North Holdings Ltd (FNHL) landholdings, including the site	Amend the zoning of the site owned by Far North Holdings Ltd(FNHL), site identified as	Accept	Section 3.2.2 MUZ rezoning requests

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				identified as the Colenso Triangle, is the Mixed Use zone as this zone better reflects existing consented and proposed land uses. (s32 assessment provided with submission).	the Colenso Triangle, from Rural Production zone to Mixed Use zone.		
FS107.7	Laurell Douglas		Support	per above	Allow	Accept	Section 3.2.2 MUZ rezoning requests
FS36.090	Waka Kotahi NZ Transport Agency		Oppose	Opposes the proposed rezoning/intensification of the Far North Holdings Limited land at the Opuia Marine Business Park and Colenso Triangle 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 the original submission until appropriate analysis and information has been provided for each of the proposed rezonings.	Reject	Section 3.2.2 MUZ rezoning requests
S320.008	Far North Holdings Limited	Rural Lifestyle Zone	Not Stated	The submitter considers that the appropriate zoning for all of the Far North Holdings Ltd (FNHL) landholdings, including the site identified as the Opuia Marine Business Park, is the Mixed Use Zone as this zone better reflects existing consented and proposed land uses. (s32 assessment provided with submission).	Amend the zoning of the site owned by Far North Holdings Ltd(FNHL), including the site identified as the Opuia marine Business Park, from the Rural Lifestyle zone to the Mixed Use zone.	Accept in principle subject to the outstanding matters identified in the s42A Report.	Section 3.2.2 MUZ rezoning requests
FS162.1	Maria Bright		Oppose	My property borders this land, I have lived here for 20 years so I know it well. It is a naturally occurring wetland and despite drainage attempts, is frequently under water. I have recently	Disallow	Accept in part	Section 3.2.2 MUZ rezoning requests

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				completed a doctorate in climate change education, community wellbeing requires that policy must increasingly protect and restore wetlands, not diminish them. Globally there are only 5% of wetlands remaining, they are the kidneys of our planet and are effective carbon sinks. In keeping with Climate commitments FNHL and its shareholder FNDC must protect these areas for future generations.			
FS227.1	Angela Marinkovic		Oppose	I consider that identifying this area as a mixed use zone is inappropriate as to do so will mean destroying a valuable wetland to enable this to proceed. Wetlands are carbon sinks and the biodiversity within them contributes to our environmental and climate degradation. As we are facing a future of global warming, existing wetlands need to be managed and restored to enable them to successfully function, as they are in decline due to man's pursuit to rid them in the name of progress. More noise and air pollution will be part and parcel of a mixed use zone, and rather than adding to the existing situation, all steps possible should be made to mitigate this happening. Wetlands are the kidneys of our planet and every endeavour should be made to ensure they are not eradicated but instead restored for the benefit of the climate crisis that is now upon us.	Disallow	Accept in part	Section 3.2.2 MUZ rezoning requests
FS224.1	Diane & Ian Wood		Oppose	The area FNHL wish to change the zoning from Rural Lifestyle to Mixed Use is an important wetland area. It supports drainage from properties up above. We need these areas to protect the environment. The area has already	Disallow	Accept in part	Section 3.2.2 MUZ rezoning requests

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				had fill added, reducing the wetland filtering process. Both the Waikare & Kawakawa estuary inlets are already showing considerable run-off issues.			
FS224.2	Diane & Ian Wood		Oppose	The area FNHL wish to change the zoning of from Rural Lifestyle to Mixed Use is an important wetland area protecting the surrounding properties & waterways. This type of area needs to be protected not destroyed	Disallow	Accept in part	Section 3.2.2 MUZ rezoning requests
FS36.091	Waka Kotahi NZ Transport Agency		Oppose	Opposes the proposed rezoning/ intensification of the Far North Holdings Limited land at the Opuia Marine Business Park and Colenso Triangle 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 the original submission until appropriate analysis and information has been provided for each of the proposed rezonings.	Accept in part	Section 3.2.2 MUZ rezoning requests