

## Online Further Submission

**Further Submitters Name** Lynn kincla  
**Further Submitter Number** FS220  
**Wish to be heard** No  
**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** Live in an area that will be subject to a zone change  
**Joint presentation** Yes  
**Attention:** Lynn Kincla  
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**Online further submitter?** Yes  
**Date raw FS lodged** 04/09/2023 2:15pm

FS220

FS220.001-.004

## 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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| FS220.1 | Mark Spaans        | S402.001 | General       | General /<br>Plan Content<br>/<br>Miscellaneous | Amend the zoning of Henderson Bay to have its own unique zone that restricts further subdivision below the current 4ha and maintains the current activities allowable activities.            | Support | Allow    | <p>I agree with the submission. Henderson Bay is a unique environment. The rezoning to Rural Production is a poor fit. Most of the sections are too small and unproductive to be rural production in any real sense</p> <p>The new zone will allow will prevent further intensification and sub division</p> <p>But it will also allow use of the land for intensive farming activities that is not fitting for this unique environment</p> <p>Rural production also takes away some of the rights the properties have under Coastal General Zone</p> <p>I am concerned that someone could run a pig farm yet having a dog breeding kennel would require a 300 m set back from boundaries compared to the 50m currently</p> <p>Henderson Bay should have a purpose made zone to cover all activities</p> |
| FS220.2 | Michael John Winch | S67.019  | Planning maps | Rural Production Zone                           | Rezone from Rural Production to Rural Lifestyle the area of land on Otaipango Road and the end of Henderson Bay Road (Lots 1 to 31 DP 72042, Lots 1 & 2 DP 336030 and Lots 1 & 2 DP 410588). | Oppose  | Disallow | <p>Rural lifestyle zone would allow subdivision of the properties in Henderson Bay</p> <p>This could impact the environment negatively. There would be too much pressure on Roading and infrastructure if more subdivision was allowed</p> <p>Rural Production zoning whilst not the perfect fit for the area would protect the uniqueness and prevent intensification</p>   |

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| FS220.3 | Mary Stanners  | S141.001 | Planning maps | Rural Production Zone | Retain the Rural Production Zone for the Henderson Bay area.  | Support in part | Allow in part | Rural Production zone is a poor fit for the majority of properties in Henderson Bay Road<br>Rural production could lead to intensive farming practises that could harm the local environment<br>It also erodes some of the rights the properties already have<br>By increasing setbacks to boundaries etc<br>One example would be that a property could set up a pig farm with setback rules yet would not be able to run a dog breeding kennel |
| FS220.4 | Antoinette Pot | S405.001 | Planning maps | Rural Production Zone | Amend zoning For Henderson Bay from rural production to have its own unique zone that restricts further subdivision below the current 4ha and maintains the current allowable activities or for Henderson Bay to remain in Rural Production and have tight restrictions on any primary production that will have adverse effects on the natural character of the coastline and those living in the Bay. | Support         | Allow         | The submitter is correct - Rural production zoning is not the correct zone for this area<br>Whilst it protects the low density residential it erodes many rights the properties currently have<br>Rural production zoning would also allow intensification of farming practises in the area - this would have an adverse effect on the local area   |