



## Proposed Far North District Plan further submission form

**Form 6: Further submission in support of, or in opposition to, submission(s) on the notified Proposed Far North District Plan**

*Clause 8 of Schedule 1, Resource Management Act 1991*

**To: Far North District Council**

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

<b>1. Further submitter details</b> <i>(mandatory information)</i>	
<b>Full name of individual/organisation making further submission:</b>	Puketotara Lodge Ltd
<b>Contact person</b> <i>(if different from above):</i>	John Levers
<b>Email address:</b>	Leversjohn@xtra.co.nz
<b>Postal address:</b>	1608E State Highway 10 Kerikeri  <div style="text-align: right;">Postcode 0293</div>
<b>Preferred method of contact:</b>	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <input type="checkbox"/> Email         </div> <div style="text-align: center;"> <input type="checkbox"/> Post         </div> </div>
<b>Phone contact:</b>	Daytime: Mobile: 0274455431
<b>2. Eligibility to make a further submission</b> <i>(for information on this section go to RMA Schedule 1, clause 8)</i>	
<p><b>I am:</b></p> <p>A person representing a relevant aspect of the public interest. In this case, also specify below the grounds for saying that you come within this category; or</p> <p><b>A person who has an interest in the proposal greater than the interest that the general public has.</b> In this case, also specify below the grounds for saying that you come within this category; or</p> <p>the local authority</p>	

**My reasons for selecting the category ticked above are:**

**Landowner, and made a submission on the Proposed District Plan.**

*For example: Any person representing a relevant aspect of the public interest would likely include public interest environmental groups*

*Any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has is likely to include owners of land and users of resources directly affected by plan provisions. It is also likely to include iwi and hapu where their interests are directly affected.*

### **3. Request to be heard at hearing**

**Yes, I wish to be heard at the hearing in support of my further submission; or**

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

**Yes**

**Signature of further submitter:**

*(or person authorised to sign on behalf of further submitter)*

4/09/23

**Date:**

*(A signature is not required if you are making your further submission by electronic means)*

### Important information:

1. A copy of your further submission must be served on the original submitter within five working days after it is served on Far North District Council.
2. The Far North District Council must receive this further submission before the closing date and time for further submissions (**5pm Monday, 4 September 2023**)
3. Please note that further submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your further submission will only be used for the purpose of the District Plan review.
4. Submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this further submission form). If you don't have an email address, it will be posted.

Please note that your further submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the further submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the further submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

### Send your further submission to:

**Post to:** Proposed Far North District Plan  
Planning and Policy,  
Far North District  
Council Private Bag  
752  
KAIKOHE 0400

**Email to:** [pdp@fndc.govt.nz](mailto:pdp@fndc.govt.nz)

**Or you can also deliver this further submission form to any Far North District Council service centre or library (check the Council website for opening hours).**

**Please refer to [pdp.fndc.govt.nz](http://pdp.fndc.govt.nz) for further information and updates.**

***Please note that original documents will not be returned. Please retain copies for your file.***

<b>Original submitter</b>	<b>Submission Point</b>	<b>Plan section</b>	<b>Provision</b>	<b>Relief</b>	<b>Support Oppose</b>	<b>FS Decision requested</b>	<b>FS Reasons</b>
Roger Atkinson	S534.001	Planning maps	Horticulture Zone	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential as appropriate.	Support	Allow <b>FS350.001</b>	The reasons given in this primary submission and in
Roger Atkinson	S534.002	Planning maps	Mixed Use Zone	Review the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; OR If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission. <b>FS350.002</b>
Roger Atkinson	S534.003	General	General / Plan Content / Miscellaneous	Review the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; OR If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission. <b>FS350.003</b>
Roger Atkinson	S534.004	General	General / Plan Content / Miscellaneous	Review the notified Mixed Use zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity; AND Rezone land to an appropriate Commercial or Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1. If above relief sought is not accepted, establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1.	Support	Allow	The reasons given in this primary submission and in my primary submission. <b>FS350.004</b>

Roger Atkinson	S534.005	Planning maps	Mixed Use Zone	Review the notified Mixed Use zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity; AND Rezone land to an appropriate Commercial or Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1. If above relief sought is not accepted, establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1.	Support	Allow	The reasons given in this primary submission and in my primary submission.  FS350.005
Roger Atkinson	S534.006	Planning maps	Horticulture Zone	Delete Horticulture zoning of land to the west of Maraenui Drive and to the south of Access Road, as per Appendix 1 of submission, zone Rural Residential.	Support	Allow FS350.006	The reasons given in this primary submission and in
Roger Atkinson	S534.007	General	General / Plan Content / Miscellaneous	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential as appropriate.	Support	Allow	The reasons given in this primary submission and in

FS350.007

<b>Original submitter</b>	<b>Submission Point</b>	<b>Plan section</b>	<b>Provision</b>	<b>Relief</b>	<b>Support Oppose</b>	<b>FS Decision requested</b>	<b>FS Reasons</b>
Robert Keith Beale	S475.001	Planning maps	Horticulture Zone	Delete the proposed Horticulture Zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential Zones as appropriate.	Support	Allow  FS350.008	The reasons given in this primary submission and in my primary
Robert Keith Beale	S475.002	General	General / Plan Content / Miscellaneous	Amend PDP by reviewing the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons stated in this primary submission and my primary submission.  FS350.009
Robert Keith Beale	S475.003	Planning maps	Mixed Use Zone	Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity.	Support	Allow	The reasons given in this primary submission and in my primary submission.  FS350.0010

Robert Keith Beale	S475.004	Planning maps	Mixed Use Zone	<p><i>Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur a. along both sides of Kerikeri Road frm the roundabout with State Highway 10to Kerikieri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission). If relief not sought is not accepted, that FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road frm the roundabout with State Highway 10 to Kerikieri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission).</i></p>	Support	Allow	<p>The reasons given in this primary submission and in my primary submission.</p> <p style="text-align: center;"><b>FS350.011</b></p>
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<b>Original submitter</b>	<b>Submission Point</b>	<b>Plan section</b>	<b>Provision</b>	<b>Relief</b>	<b>Support Oppose</b>	<b>FS Decision requested</b>	<b>FS Reasons</b>
C Otway Ltd	S393.001	Planning maps	Horticulture Zone	Delete the proposed Horticulture Zone in its entirety, amending zoned areas to Rural Production, General Rural, Commercial or Rural Residential as appropriate.	Support	Allow FS350.012	The reasons given in this primary submission and in
C Otway Ltd	S393.002	Planning maps	Mixed Use Zone	Amend the suite of commercial zones proposed and amend the Kerikeri town centre to a town centre zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township if that is not accepted amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission. FS350.013
C Otway Ltd	S393.003	Planning maps	Mixed Use Zone	Amend the Mixed Use Zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development.	Support	Allow FS350.014	The reasons given in this primary submission and in my primary submission.
C Otway Ltd	S393.004	Planning maps	Mixed Use Zone	Amend the zoning of land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 1A to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1. If this is not accepted FNDC establish an overlay / precinct or similar, or amend the provisions of the applicable zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1.	Support	Allow	The reasons given in this primary submission and in my primary submission. FS350.015



<b>Original submitter</b>	<b>Submission Point</b>	<b>Plan section</b>	<b>Provision</b>	<b>Relief</b>	<b>Support Oppose</b>	<b>FS Decision requested</b>	<b>FS Reasons</b>
Audrey Campbell- Frear	S209.001	Planning maps	Horticulture Zone	Delete the proposed Horticulture Zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential Zones as appropriate.	Support	Allow  FS350.016	The reasons stated in this primary submission and my primary submission.
Audrey Campbell- Frear	S209.002	General approach	District Plan Framework	Amend PDP by reviewing the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission.  FS350.017
Audrey Campbell- Frear	S209.003	Planning maps	Mixed Use Zone	Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity.	Support	Allow	The reasons given in this primary submission and in my primary submission.  FS350.018

<p>Audrey Campbell- S209.004 Frear</p>	<p>Planning maps</p>	<p>Mixed Use Zone</p>	<p>Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission - note this is the first of the two appendices titled Appendix 1). If relief not sought is not accepted, that FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission - note this is the first of the two appendices titled Appendix 1).</p>	<p>Support</p>	<p>Allow</p>	<p>The reasons given in this primary submission and in my primary submission.</p> <p style="text-align: center; color: red;">FS350.019</p>
<p>Audrey Campbell- S209.005 Frear</p>	<p>Planning maps</p>	<p>Rural Residential Zone</p>	<p>Amend by reviewing the Rural Residential Zone on the edge of Kerikeri and rezone land in accordance with the Map in Appendix 1 (note this is the 2nd of the two appendices titled Appendix 1).</p>	<p>Support</p>	<p>Allow</p>	<p>The reasons given in this primary submission and in my primary submission.</p> <p style="text-align: center; color: red;">FS350.020</p>
<p>Audrey Campbell- S209.006 Frear</p>	<p>General approach</p>	<p>District Plan Framework</p>	<p>Amend PDP by reviewing the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.</p>	<p>Support</p>	<p>Allow</p>	<p>The reasons given in this primary submission and in my primary submission.</p> <p style="text-align: center; color: red;">FS350.021</p>

<b>Original submitter</b>	<b>Submission Point</b>	<b>Provision</b>	<b>Relief</b>	<b>Support Oppose</b>	<b>FS Decision requested</b>	<b>FS Reasons</b>
McDonalds Restaurants (NZ) Limited	S385.018	General / Plan Content / Miscellaneous	Amend suite of commercial zoning.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to review commercial zones. <b>FS350.022</b>
Foodstuffs North Island Limited	S363.037	General / Plan Content / Miscellaneous	Amend to reconsider the approach to commercial zones and reconsider the most appropriate zoning for existing centres and villages which accurately reflects existing and planned levels of development specific to those areas. Provide sufficient section 32 evaluation to support the approach to zoning	Support	Allow	For the reasons set out in this primary submission and in my primary submission to review commercial zones. <b>FS350.023</b>
Foodstuffs North Island Limited	S363.018	Mixed Use Zone	Amend the proposed district plan to provide clear strategic direction for a compact urban form and establish a centres hierarchy within the Plan. Reconsider the approach to commercial zones and reconsider the most appropriate zoning for existing centres and villages which accurately reflects existing and planned levels of development specific to those areas. Provide sufficient section 32 evaluation to support the approach to zoning.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to review commercial zones. <b>FS350.024</b>
Kāinga Ora Homes and Communities	S561.111	Mixed Use Zone	Amend the Mixed Use Zone in Kerikeri by replacing it with a Town Centre zone as shown in Appendix 3 and Appendix 5 of this submission.	Support in part	Allow in part	For the reasons set out in this primary submission and in my primary submission to review commercial zones (support TCZ but not 6 storey height) <b>FS350.025</b>
Pukanui Investments Ltd & The Ridge Childcare Ltd	S408.001	Rural Residential Zone	Amend the Planning Maps to make the zoning to Kerikeri Road frontage properties between Aranga Road and Greenway Drive from Rural Residential Zone to Mixed Use Zone.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to rezone Kerikeri fringe to enable commercial activities. <b>FS350.026</b>

<b>Original submitter</b>	<b>Submission Point</b>	<b>Plan section</b>	<b>Provision</b>	<b>Relief</b>	<b>Support Oppose</b>	<b>FS Decision requested</b>	<b>FS Reasons</b>
Hall Nominees Ltd	S252.001	Planning maps	Horticulture Zone	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential zones as appropriate.	Support	Allow	The reasons given in this primary submission and in my primary submission. FS350.027
Hall Nominees Ltd	S252.002	Horticulture	Overview	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential zones as appropriate.	Support	Allow	The reasons given in this primary submission and in my primary submission. FS350.028
Hall Nominees Ltd	S252.003	General	General / Plan Content / Miscellaneous	Amend the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; OR If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission. FS350.029

Hall Nominees Ltd	S252.004	Planning maps	Mixed Use Zone	Amend the Mixed Use zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity; and Rezone land to an appropriate Commercial or Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 to submission. If above relief sought (b) is not accepted, establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 to submission.	Support	Allow	The reasons given in this primary submission and in my primary submission.  FS350.030
Hall Nominees Ltd	S252.005	Planning maps	Horticulture Zone	Delete the Horticulture zone on the edge of Kerikeri and rezone the land Rural Residential in accordance with the Map in Appendix 1 to the submission, i.e., to the southeast of the intersection of Maraenui Drive and Kerikeri Road.	Support	Allow	The reasons given in this primary submission and in my primary submission. FS350.031
Hall Nominees Ltd	S252.006	General	General / Plan Content / Miscellaneous	Amend the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; OR If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission.  FS350.032

<b>Original submitter</b>	<b>Submission Point</b>	<b>Provision</b>	<b>Relief</b>	<b>Support Oppose</b>	<b>FS Decision requested</b>	<b>FS Reasons</b>
Rosemorn Industries Limited	S340.001	Overview	Delete the Horticulture Zone in favour of the Rural Production Zone.	Support	Allow	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone. FS350.033
Kapiro Conservation Trust	S449.038	Rules	Retain the Horticulture zone	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone. FS350.034
Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	S522.024	Rules	Retain the Horticulture zone	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone. FS350.035
Carbon Neutral NZ Trust	S529.037	Rules	Retain the Horticulture zone (inferred)	Oppose	Disallow	For the reasons set out in my primary submission to delete the Horticulture Zone. FS350.036
Nicole Wooster	S259.001	Objectives	Retain provision for farming and horticulture activities in rural production zone and ensure it is protected from inappropriate lifestyle, residential, commercial and industrial activities.	Oppose	Disallow	Does not recognise existing fragmentation. FS350.037
Our Kerikeri Community Charitable Trust	S338.005	General / Miscellaneous	Amend zoning to reflect that areas of land to the north of Landing Road and the southern part of Kerikeri Road are not suitable as future growth areas [inferred].	Oppose	Disallow	For the reasons set out in my primary submission to rezone Kerikeri fringe to commercial. FS350.038
Blair and Deanne Rogers	S366.001	Horticulture Zone	Amend and rezone the area identified in the submission as Rural Production zone; or In the alternative, delete the proposed 'Horticulture Zone' in its entirety, as a planning method that has been applied inconsistently and inappropriately across the Far North District.	Support in part	Allow in part	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning. FS350.039

Trent Simpkin	S284.001	Horticulture Zone	Amend the entire application of the zoning of Horticulture Zone surrounding Kerikeri (some 70-75 square kilometers) to look at areas more closely and tailor the zoning to the landuse. Rezone land used for residential activities within the proposed Horticulture Zone (e.g. Blue Gum Lane) from Horticulture Zone to Rural Residential Zone. A broad-brush approach based on soil versatility maps should not be used (see map attached to original submission).	Support in part	Allow in part	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone and support reconsideration of inconsistent zoning.  FS350.040
Tristan Simpkin	S288.001	Horticulture Zone	Amend the entire application of the zoning of Horticulture Zone surrounding Kerikeri (some 70-75 square kilometers) to look at areas more closely and tailor the zoning to the landuse. Rezone land used for residential activities within the proposed Horticulture Zone (e.g. Blue Gum Lane) from Horticulture Zone to Rural Residential Zone. A broad-brush approach based on soil versatility maps should not be used (see map attached to original submission).	Support in part	Allow in part	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone and support reconsideration of inconsistent zoning.  FS350.041
Kathleen Jones	S417.002	Horticulture Zone	Amend Horticulture zoning to revert residential land not suitable for horticulture back to Rural Residential zone (inferred).	Support in part	Allow	Support deletion of the Horticulture Zone and reconsideration of inconsistent zoning. FS350.042
Northland Planning and Development 2020 Limited	S502.102	Horticulture Zone	Amend the Horticulture zone in the vicinity of Access Rd Kerikeri, as identified in the submission, to Rural Residential zone.	Support	Allow	For the reasons set out in my primary submission to delete the Horticulture Zone and to rezone land to Rural Residential. FS350.043
Lianne Kennedy	S310.002	RPROZ-R3	Amend rule RPROZ-R3 to retain the current rule allowing residential development of one unit per 12 ha of land with no maximum number per site.	Support	Allow	For the reasons set out in this primary submission. FS350.044
Lianne Kennedy	S310.004	SUB-S1	Amend standard SUB-S1 to retain the previous rules for the Rural Production Zone Minimum Lot Sizes	Support	Allow	For the reasons set out in this primary submission. FS350.045
LMD Planning Consultancy	S419.007	SUB-S1	Amend Standard SUB-S1 as it applies to the Rural Production zone as follows: Controlled Activity - 40ha to 20ha; Discretionary Activity - 8ha to 4ha	Support	Allow	For the reasons set out in this primary submission. FS350.046
Northland Federated Farmers of New Zealand	S421.177	SUB-S1	Amend the minimum allotment size threshold for land zoned Rural Production in Standard SUB-S1 (inferred), decreasing it from 40ha to 20ha	Support	Allow	For the reasons stated in this primary submission. FS350.047

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Adrian and Sue Knight	S325.001	Planning maps	Horticulture Zone	Delete the proposed Horticulture Zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential zones as	Support	Allow <b>FS350.048</b>	The reasons given in this primary submission and in my
Adrian and Sue Knight	S325.002	General	General / Plan Content / Miscellaneous	Review the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; or If relief 1 is not accepted that FNDC amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.	Support	Allow <b>FS350.049</b>	The reasons given in this primary submission and in my primary submission.
Adrian and Sue Knight	S325.003	Planning maps	Mixed Use Zone	Review the notified Mixed Use Zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity; and Rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 to the submission. If relief sought 3(b) is not accepted, that FNDC establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 to the submission.	Support	Allow <b>FS350.050</b>	The reasons given in this primary submission and in my primary submission.



<i>Adrian and Sue Knight</i>	<i>S325.004</i>	<i>Planning maps</i>	<i>Rural Residential Zone</i>	<i>Review the Rural Residential zone on the edge of Kerikeri and rezone land in accordance with the Map in Appendix 1 of the submission.</i>	<i>Support</i>	<i>Allow</i>	<i>The reasons given in this primary submission and in my primary submission.</i>
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FS350.051

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Karen and Graeme Laurie	S471.001	Planning maps	Horticulture Zone	Delete the proposed Horticulture Zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential Zones as appropriate.	Support	Allow	The reasons given in this primary submission and in my primary submission. FS350.052
Karen and Graeme Laurie	S471.002	Mixed use	Rules	Amend PDP by reviewing the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission. FS350.053
Karen and Graeme Laurie	S471.003	Planning maps	Mixed Use Zone	Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity.	Support	Allow	The reasons given in this primary submission and in my primary submission.

FS350.054

Karen and Graeme Laurie	S471.004	Planning maps	Mixed Use Zone	Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road frm the roundabout with State Highway 10to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission). If relief not sought is not accepted, that FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road frm the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission).	Support	Allow	The reasons given in this primary submission and in my primary submission.  FS350.055
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<b>Original submitter</b>	<b>Submission Point</b>	<b>Plan section</b>	<b>Provision</b>	<b>Relief</b>	<b>Support Oppose</b>	<b>FS Decision requested</b>	<b>FS Reasons</b>
Levin Stones Holding Limited, Keri Keri Park Lodge Limited	S549.001	Horticulture	Overview	Delete the proposed Horticulture Zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential Zones as appropriate.	Support	Allow	The reasons given in this primary submission and in my primary submission. <b>FS350.056</b>
Levin Stones Holding Limited, Keri Keri Park Lodge Limited	S549.002	Planning maps	Mixed Use Zone	Amend PDP by reviewing the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	The reasons given in this primary submission and in my primary submission. <b>FS350.057</b>
Levin Stones Holding Limited, Keri Keri Park Lodge Limited	S549.003	Planning maps	Mixed Use Zone	Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity.	Support	Allow	The reasons given in this primary submission and in my primary submission. <b>FS350.058</b>
Levin Stones Holding Limited, Keri Keri Park Lodge Limited	S549.004	Planning maps	Horticulture Zone	Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission). If relief not sought is not accepted, that FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission).	Support	Allow	The reasons given in this primary submission and in my primary submission. <b>FS350.059</b>

<i>Levin Stones Holding Limited, Keri Keri Park Lodge Limited</i>	<i>S549.005</i>	<i>Planning maps</i>	<i>Horticulture Zone</i>	<i>Amend to review the Rural Residential zone on the edge of Kerikeri and rezone land to Rural Residential along the western side of Kerikeri Road south of Access Road to SH10.</i>	<i>Support</i>	<i>Allow</i>	<i>The reasons given in this primary submission and in my primary submission.</i> <b>FS350.060</b>
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<b>Original submitter</b>	<b>Submission Point</b>	<b>Plan section</b>	<b>Provision</b>	<b>Relief</b>	<b>Support Oppose</b>	<b>FS Decision requested</b>	<b>FS Reasons</b>
Puketotara Lodge Ltd	S188.001	Planning maps	Horticulture Zone	Delete the proposed Horticulture Zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential Zones as appropriate	Support	Allow	For the reasons set out in this primary submission and in my primary submission to delete the Horticulture Zone. <b>FS350.061</b>
Puketotara Lodge Ltd	S188.002	General	General / Plan Content / Miscellaneous	Amend PDP by reviewing the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.	Support	Allow	For the reasons stated in this primary submission and in my primary submission. <b>FS350.062</b>
Puketotara Lodge Ltd	S188.003	Planning maps	Mixed Use Zone	Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity.	Support	Allow	For the reasons stated in this primary submission and in my primary submission. <b>FS350.063</b>
Puketotara Lodge Ltd	S188.004	Planning maps	Mixed Use Zone	Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission). If relief not sought is not accepted, that FNCD establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission).	Support	Allow	For the reasons set out in this primary submission and my primary submission. <b>FS350.064</b>