

18 November 2024

Hearings Panel  
Far North Proposed District Plan  
Far North District Council  
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Dear Commissioners,

### **Proposed Far North District Plan – Hearing 9 – Rural, Horticulture & Horticulture Processing**

Two-M Investments [Two-M] is a Kiwifruit production company who own land around the Kerikeri Township. The company has been progressively developing land for horticultural activities including changes from Green to Gold Kiwifruit production.

Two-M's larger asset is located on the southern side of Wiroa Road. It adjoins landholdings which have direct access to State Highway 10, near the existing roundabout and properties along Wiroa Road.

Two-M made a submission on the Proposed Far North District Plan [PDP] on 21 October 2022<sup>1</sup>. The submission supported the zoning of the site and wider area to Horticulture and the entire suite of associated rules and standards applicable to that zone as notified.

Having reviewed the s42A Report, it is noted that there are new rules and standards proposed. Alterations have also been made to existing rules.

#### **Subdivision Rules**

SUB-S1 Minimum allotment sizes as notified for the Horticulture zone was supported in the submission. On review of the analysis undertaken by the Reporting Officer and other submissions received, Two-M accept the proposed changes to remove the Controlled Activity subdivision of 10ha and to rely on a Discretionary Activity subdivision of 8ha only.

This approach ensures that larger landholdings are likely to prevail when married up with the requirement to 'avoid' subdivision under the National Policy Statement for Highly Productive Land.

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<sup>1</sup> Submission 317.

### **Land Use Rules**

Similarly, rules and standards in the Horticulture zone have been included or amended. The general direction of these rules and changes are also agreed to by Two-M as they focus on the long term protection of areas for horticultural use.

The above satisfies the relief sought by Two-M regarding their original submission.

I can confirm that Two-M will not be filing evidence at Hearing 9 at this stage and does not wish to be heard at the hearing. However I am available to answer any questions from the Hearing Panel if required.

Yours faithfully



Steven Sanson  
Director | Consultant Planner

**Bay of Islands Planning (2022) Ltd**