

Appendix 1.01 Evaluation of Rezoning Submissions Douglas Percy and Theodora Symes

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request					
S19.001 Douglas Percy and Theodora Symes	Waipapa Road, Kerikeri and Waitotara Drive, Kerikeri (See table below for address and legal descriptions of the sites and a map of the area)	Amend the zoning of all land along the southern side of Waipapa Road, including Waitotara Drive, between State Highway 10 and Kerikeri River, which is not marked for recreation to Rural Residential zone (inferred)	Consider that proposed zoning is intended to create a green zone as opposed to aligning with neighbouring surrounds. This doesn't make sense when the area is screened from the general public by the commercial premises already dotted along the south side of Waipapa Road. This area is the bridge between outer Kerikeri and Waipapa and infill housing makes more sense in this area than further urban sprawl beyond the boundaries of Kerikeri and Waipapa in all directions.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5 Pre-circulated evidence Douglas Percy and Theodora Symes, S19 – Hearing statement	Strategic direction	N/A – submitter has not undertaken an assessment	Costs – Potential cost to people and property associated with intensifying development in floodplain Potential downstream environmental effects from more intensive built and impervious development in a floodplain Increased traffic congestion and pressure on the Heritage bypass Loss of HPL but this is a minor cost given the land is already used as lifestyle blocks and conversion to primary production activities is unlikely Benefits – Economic benefits to landowners able to further subdivide land in close proximity to Kerikeri and Waipapa Risks of acting or not acting Risks of acting include undermining the ability to achieve a compact urban form around Kerikeri and Waipapa, risk of oversupply of land, risk of push back from affected landowners that are not supportive of the area intensifying further, risk of necessitating earlier upgrades to the Heritage Bypass Risks of not acting are low as the status quo will be maintained by the RPROZ zoning					
S19.002 Douglas Percy and Theodora Symes Submissions with a similar request who did not opt in S212.001 Borders Real Estate Northland 3 Further Submissions					Alignment with zone outcomes	N/A – submitter has not undertaken an assessment. Refer Section 4.4.2 of the section 42A report for officer comments.						
					Higher order direction	N/A – submitter has not undertaken an assessment						
					Reasons for the request	Provided by submitter as per original submission (detailed in column 4 of this table). Refer Section 4.4.2 of the section 42A report for officer comments.						
					Assessment of site suitability and potential effects of rezoning	N/A – submitter has not undertaken an assessment. Refer Section 4.4.2 of the section 42A report for officer comments.						
					Infrastructure (three waters) servicing	N/A – water supply and wastewater treatment would be addressed on site in a RRZ.						
					Transport infrastructure	N/A – submitter has not undertaken an assessment, however see commentary from Mr Collins in Appendix 3 of this report for potential unaddressed traffic issues.						
					Consultation and further submissions	S19.001 - 5 Further Submissions S19.002 - 5 Further Submissions						
					Other relevant matters	Zoned Rural Production River Flood Hazard Zone: 10-year ARI Event River Flood Hazard Zone: 100-year ARI Event						
Section 32AA evaluation					N/A – not recommending a change in zoning							
Recommendation												
Retain notified zoning. Reject original submission and further submissions in support and accept further submissions in opposition.												

Address	Legal Description	Address	Legal Description
361 Waipapa Road, Kerikeri 0230	Lot 1 DP 563437	Lot 6, Waitotara Drive, Kerikeri 0295	Lot 6 DP 333643
363 Waipapa Road, Kerikeri 0295	Lot 1 DP 380472 Lot 3 DP 554121	65 Waitotara Drive, Kerikeri 0295	Lot 5 DP 333643
351 Waipapa Road, Kerikeri 0230	Lot 2 DP 563437	55 Waitotara Drive, Kerikeri 0295	Lot 4 DP 333643
331 Waipapa Road, Kerikeri 0295	Lot 1 DP 192710	51 Waitotara Drive, Kerikeri 0295	Lot 3 DP 333643
331D Waipapa Road, Kerikeri 0295	Lot 5 DP 194510	45 Waitotara Drive, Kerikeri 0295	Lot 2 DP 333643
331A Waipapa Road, Kerikeri 0295	Lot 2 DP 194510	Lot 1, Waitotara Drive, Kerikeri 0470	Lot 1 DP 333643
331B Waipapa Road, Kerikeri 0295	Lot 3 DP 194510		
331C Waipapa Road, Kerikeri 0295	Lot 4 DP 194510		

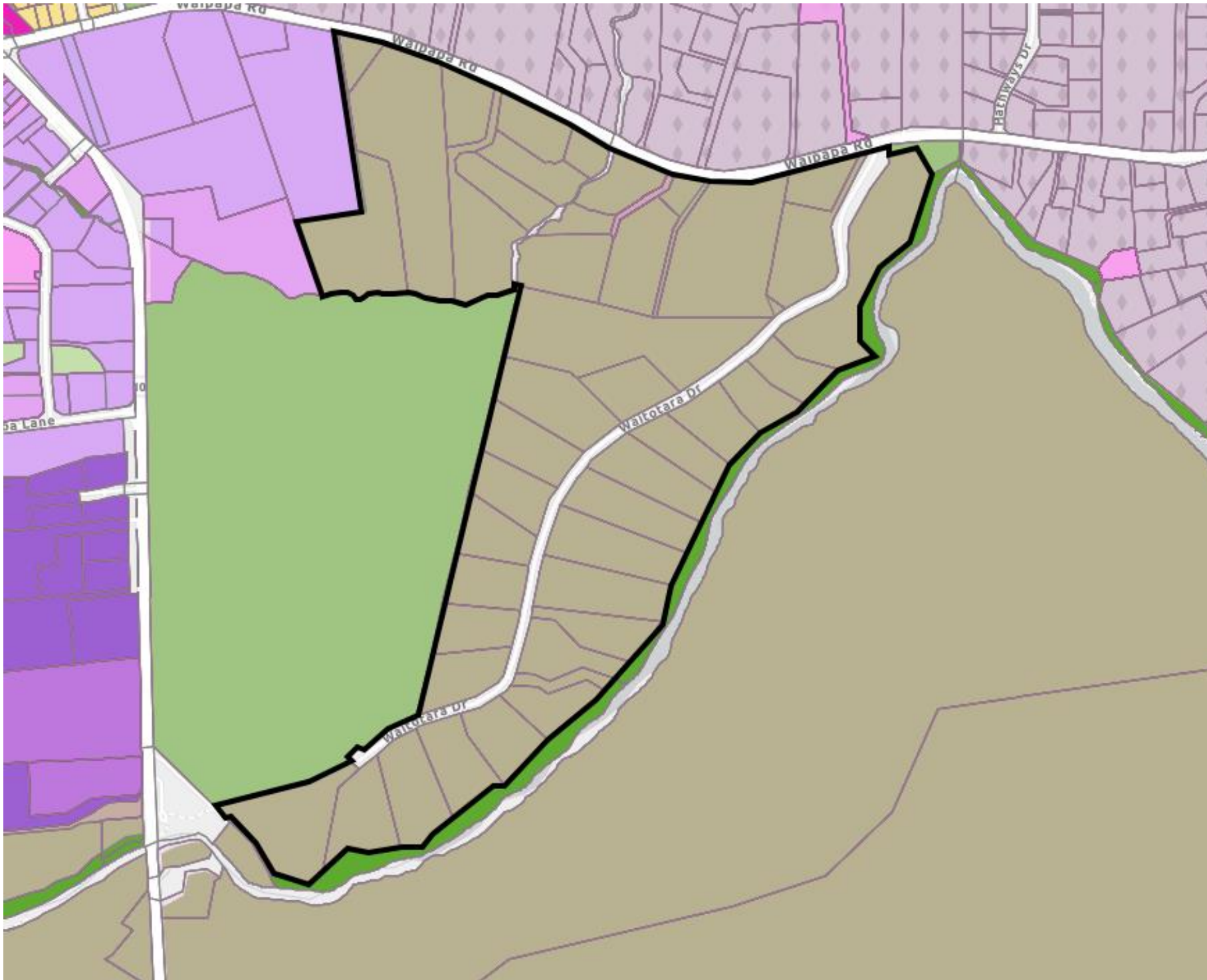
Appendix 1.01 Evaluation of Rezoning Submissions Douglas Percy and Theodora Symes

317 Waipapa Road, Kerikeri 0295	Lot 1 DP 179921		
309 Waipapa Road, Kerikeri 0295	Lot 1 DP 167286		
305 Waipapa Road, Kerikeri 0295	Lot 3 DP 210527 Lot 4 DP 210527		
299 Waipapa Road, Kerikeri 0295	Lot 2 DP 210527		
293 Waipapa Road, Kerikeri 0295	Lot 2 DP 312656 Lot 24 DP 316057		
291 Waipapa Road, Kerikeri 0295	Lot 1 DP 312656		
289 Waipapa Road, Kerikeri 0295	Lot 1 DP 185034 Lot 1 DP 593122		
279 Waipapa Road, Kerikeri 0295	Lot 2 DP 329310		
265 Waipapa Road, Kerikeri 0230	Lot 2 DP 593122		
52 Waitotara Drive, Kerikeri 0295	Lot 2 DP 528209		
60 Waitotara Drive, Kerikeri 0295	Lot 1 DP 528209		
74 Waitotara Drive, Kerikeri 0295	Lot 7 DP 353240		
86 Waitotara Drive, Kerikeri 0295	Lot 6 DP 353240		
96 Waitotara Drive, Kerikeri 0295	Lot 5 DP 353240		
104 Waitotara Drive, Kerikeri 0295	Lot 4 DP 353240		
108 Waitotara Drive, Kerikeri 0295	Lot 3 DP 353240		
114 Waitotara Drive, Kerikeri 0295	Lot 2 DP 353240		
120 Waitotara Drive, Kerikeri 0295	Lot 1 DP 353240		
Lot 17, Waitotara Drive, Kerikeri 0295	Lot 17 DP 333643		
147 Waitotara Drive, Kerikeri 0230	Lot 16 DP 333643		
145 Waitotara Drive, Kerikeri 0295	Lot 15 DP 333643		
137 Waitotara Drive, Kerikeri 0295	Lot 14 DP 333643		
129 Waitotara Drive, Kerikeri 0230	Lot 13 DP 333643		
121 Waitotara Drive, Kerikeri 0230	Lot 12 DP 333643		
119 Waitotara Drive, Kerikeri 0295	Lot 11 DP 333643		
109 Waitotara Drive, Kerikeri 0295	Lot 10 DP 333643		
107 Waitotara Drive, Kerikeri 0295	Lot 9 DP 333643		
99 Waitotara Drive, Kerikeri 0295	Lot 8 DP 333643		
81 Waitotara Drive, Kerikeri 0295	Lot 7 DP 333643		

Appendix 1.01 Evaluation of Rezoning Submissions Douglas Percy and Theodora Symes

Map of Waipapa Road, Kerikeri and Waitotara Drive Kerikeri

Requested sites by submitter are within the black outline.



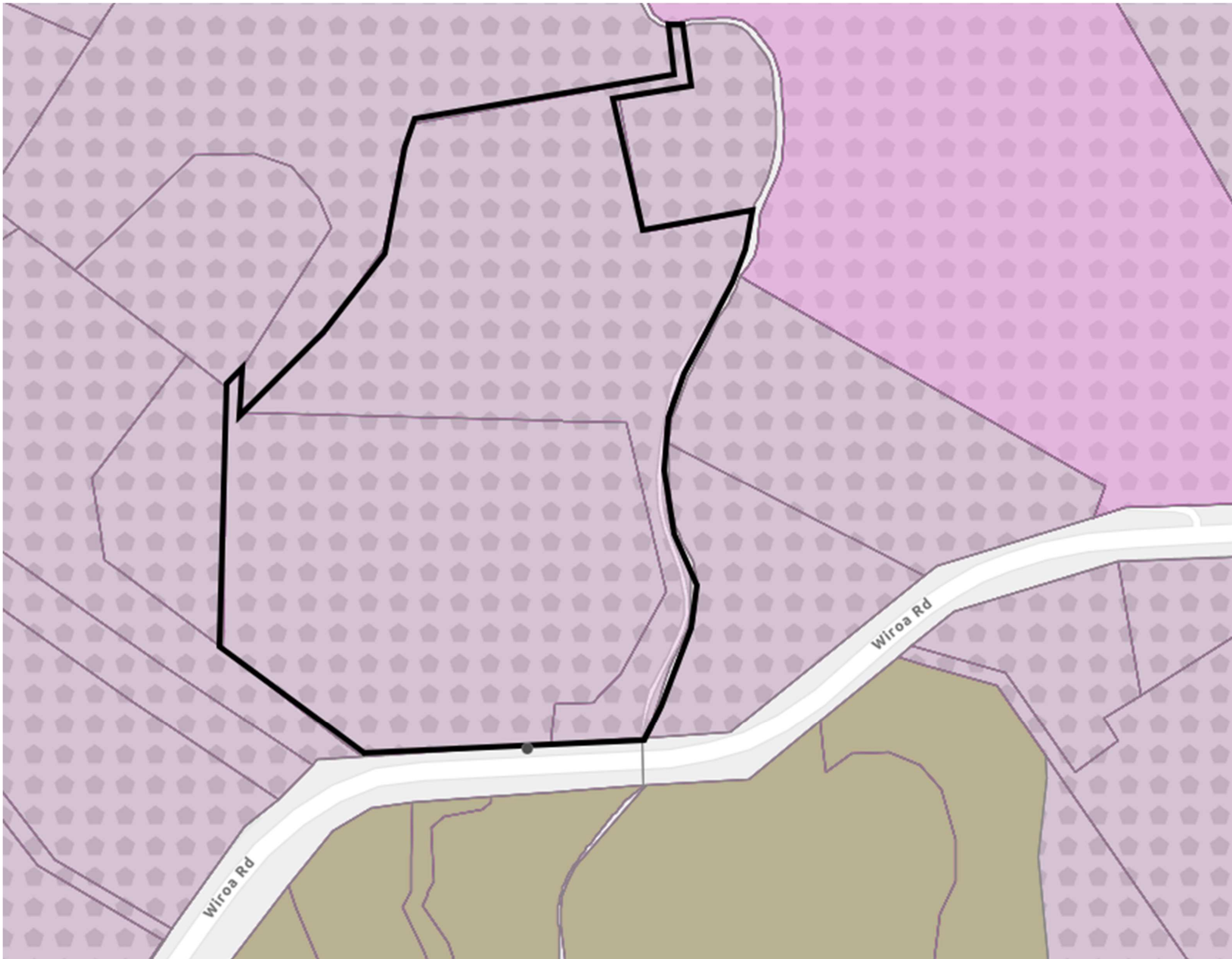
Appendix 1.02 Evaluation of Rezoning Submissions Robert Sintes

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S61.001 Robert Sintes	Lot 1 DP 564639 90 Wiroa Road	Delete the Horticulture zoning of Lot 1 DP 564639 (90 Wiroa Road) and Lot 2 DP 564639 (90A Wiroa Road), zone Rural Residential.	Lot 1 DP 564639 (90 Wiroa Road) and Lot 2 DP 564639 (90A Wiroa Road) are inappropriately included in the Horticulture zone (and by default many surrounding homes/lot areas are also incapable of any realistic horticultural activity). Through a recent subdivision application, the soils on the above properties were identified by a soil scientist as incompatible with any sustainable horticultural production, covered in rocks and surrounded by existing homes on small blocks of land 2 acres (and other smaller sites), creating more than minor adverse reverse sensitivity effects for those homes under the proposed zoning, given the surrounding residential intensity. Combination of reverse sensitivity issues for surrounding neighbours if 90 and 90A Wiroa Road is rezoned as proposed. 90 and 90A Wiroa Road are already serviced by three phase power and access exceeding Council standard. 90A Wiroa Road already has in place, an approved registered engineer's spoil tests for a home's on-site sewage. 90 and 90A Wiroa Road are around 4km from Kerikeri centre, surrounded by houses of varying densities. Proposed zoning is incompatible with outcomes for existing homes and known ground conditions. In combination, demographics of current and ever-increasing residential spread and demand suggests current planning methods may not be sufficiently detailed, and an 'on ground' analysis may be useful. 90 and 90A Wiroa Road fall with the criteria for Rural Residential zoning, as outlined in the section 32 report.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5 Pre-circulated evidence Robert Sintes, S61 – Hearing statement	Strategic direction	N/A – submitter has not undertaken an assessment	Costs – Spot zoning of two properties creates a fragmented zoning pattern Increased risk of reverse sensitivity resulting from intensification of landuse in close proximity to good horticultural land Benefits – Economic benefits to landowners able to further subdivide land in close proximity to Kerikeri Risks of acting or not acting Risks of acting include undermining the ability to achieve a compact urban form around Kerikeri and Waipapa, risk of oversupply of land, risk from adjacent landowners not being supportive of intensifying area further Risks of not acting are low as the status quo will be maintained by the RPROZ zoning
	Alignment with zone outcomes				Refer Section 4.3.5 of the section 42A report for officer comments.		
	Higher order direction				N/A – submitter has not undertaken an assessment		
	Reasons for the request				Refer Section 4.3.5 of the section 42A report for officer comments.		
	Assessment of site suitability and potential effects of rezoning				Refer Section 4.3.5 of the section 42A report for officer comments.		
	Infrastructure (three waters) servicing				N/A – water supply and wastewater treatment would be addressed on site in a RRZ.		
	Transport infrastructure				N/A – submitter has not undertaken an assessment		
	Consultation and further submissions				1 Further Submission		
	Other relevant matters				Zoned Horticulture Airport Protection Surfaces		
	Section 32AA evaluation	Refer Section 4.3 as a whole for section 32AA evaluation of amendments to spatial extent of the Horticulture Precinct and rezoning of some land (including Mr Sintes land) to Rural Production					
Recommendation							
Rezone land to Rural Production zone. Accept in part the original submission and further submissions in support, and reject further submissions in opposition.							

Appendix 1.02 Evaluation of Rezoning Submissions Robert Sintes

Map of 90 & 90A Wiroa Road

The area within the black line shows the sites mentioned in the submission.



Appendix 1.03 Evaluation of Rezoning Submissions Nigel Ross Surveyor Ltd Omapere

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer’s Comment	Costs and Benefits of accepting rezoning request	
S367.001 Nigel Ross Surveyor Ltd	Omapare <i>(See table below for address and legal descriptions of the sites, and a map of the area - provided by submitter)</i>	Amend the zoning of the properties identified in the submission to Rural Residential	Area referenced in the submission. A considerable number of properties, around 0.5 to 2ha in the area have not been rural production in nature for many years. The current and future land uses identified in the submission are consistent with the objectives of the Rural Residential zone. The current rural production zoning is inappropriate.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5 Pre-circulated evidence Nigel Ross Surveyor Ltd, S367 – Hearing evidence	Strategic direction	N/A – submitter has not undertaken an assessment	Costs – Encourages sprawl of rural residential or lifestyle lots further into the rural environment Increased risk of reverse sensitivity resulting from intensification of landuse near primary production activities	
					Alignment with zone outcomes	N/A – submitter has not undertaken an assessment		
					Higher order direction	N/A – submitter has not undertaken an assessment		
					Reasons for the request	Provided by submitter as per original submission (detailed in column 4 of this table). Refer Section 4.4.7 of the section 42A report for officer comments.	Benefits – Economic benefits to landowners able to further subdivide land around Omapere Potential economic and social benefits for the Omapere community associated with more people in the area utilising local services	
					Assessment of site suitability and potential effects of rezoning	N/A – submitter has not undertaken an assessment. Refer Section 4.4.7 of the section 42A report for officer comments.		
					Infrastructure (three waters) servicing	N/A – water supply and wastewater treatment would be addressed on site in a RRZ.		
					Transport infrastructure	N/A – submitter has not undertaken an assessment		Risks of acting or not acting Risks of acting include potential oversupply of rural lifestyle land when there is undeveloped RLZ in the area, risk from affected landowners not being supportive of intensifying area further Risks of not acting are low as the status quo will be maintained by the RPROZ zoning
					Consultation and further submissions	0 Further Submission		
					Other relevant matters	Various Sites Contain: Rural Production Zone and Māori Purpose – Rural Zone Coastal Environment River Flood Hazard Zone - 10year ARI Event River Flood Hazard Zone – 100year ARI Event High Natural Character Sites and Areas of Significance to Māori Designation		
Section 32AA evaluation	N/A – not recommending a change in zoning							
Recommendation Retain notified zoning. Reject original submission.								

Address	Legal Description	Address	Legal Description
131 Hokianga Harbour Drive, Omapere 0473	Lot 1 DP 149520	76 Kokohuia Road, Omapere 0473	Lot 3 DP 100456
Lot 1, Hokianga Harbour Drive, Opononi 0473	Lot 1 DP 1696757	42 Kokohuia Road, Omapere 0473	Lot 5 DP 100457
135 Hokianga Harbour Drive, Omapere 0473	Part Lot 2 DP 111936	2 Akiha Street, Opononi 0473	Part Kokohuia B1C Block
Lot 1, Kokohuia Road, Omapere 0473	Lot 1 DP 189592	12 Akiha Street, Opononi 0473	Kokohuia B1B1 Block
Lot 4, Kokohuia Road, Omapere 0473	Lot 4 DP 81315	128 Kokohuia Road, Omapere 0473	Lot 1 DP 387785

Appendix 1.03 Evaluation of Rezoning Submissions Nigel Ross Surveyor Ltd Omapere

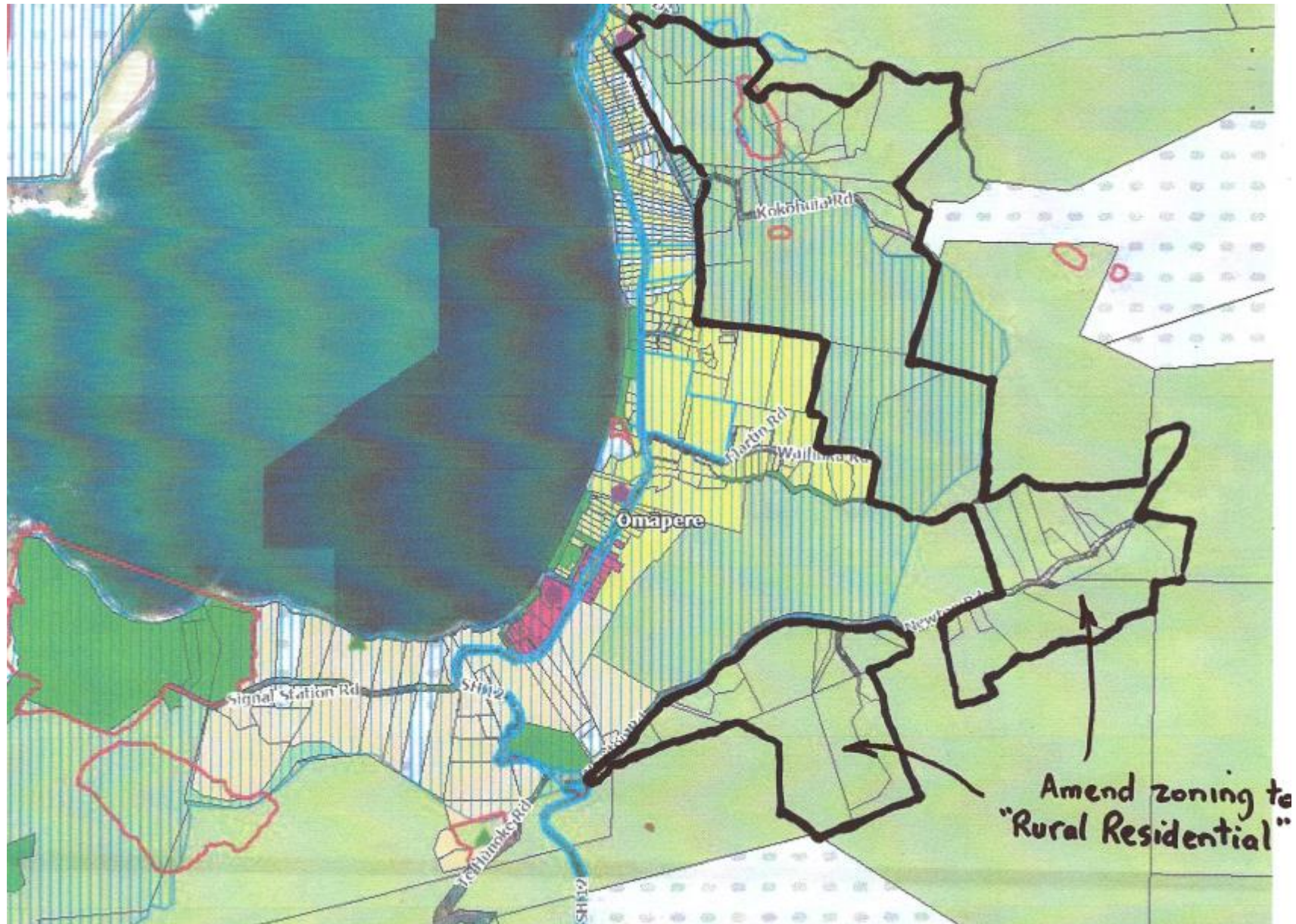
Kokohuia Road, Omapere 0473	Section 1 SO 342322	Lot 2, Kokohuia Road, Omapere 0473	Lot 2 DP 387785
67B Kokohuia Road, Omapere 0473	Lot 2 DP 189592	146 Kokohuia Road, Omapere 0473	Lot 3 DP 387785
67A Kokohuia Road, Omapere 0473	Lot 6 DP 189592	41 Martin Road, Omapere 0473	Taiwhatiwhati 1I Block
67C Kokohuia Road, Omapere 0473	Lot 3 DP 189592	69 Waihuka Road, Omapere 0473	Taiwhatiwhati 1J Block
67E Kokohuia Road, Omapere 0473	Lot 7 DP 189592	69 Waihuka Road, Omapere 0473	Lot 2 DP 347395
67 Kokohuia Road, Omapere 0473	Lot 5 DP 189592	81 Waihuka Road, Omapere 0473	Lot 1 DP 347395
67E Kokohuia Road, Omapere 0473	Lot 4 DP 189592	169 Newton Road, Omapere 0473	Lot 1 DP 458004
67D Kokohuia Road, Omapere 0444	Part Maungaroa B Block	Lot 2, Newton Road, Omapere 0473	Lot 2 DP 458004
145 Kokohuia Road, Omapere 04735	Lot 1 DP 114612	185 Newton Road, Omapere 0473	Lot 2 DP 127376
Lot 2, Kokohuia Road, Omapere 0473	Lot 2 DP 198745	193 Newton Road, Omapere 0473	Lot 1 DP 349314
143 Kokohuia Road, Omapere 0473	Lot 3 DP 198745	201 Newton Road, Omapere 0473	Lot 2 DP 349314
101 Kokohuia Road, Omapere 0473	Lot 2 DP 511027	205 Newton Road, Omapere 0473	Part Lot 2 DP 95945
77 Kokohuia Road, Opononi 0445	Lot 1 DP 511027	209B Newton Road, Omapere 0473	Lot 1 DP 149416
71 Kokohuia Road, Omapere 0473	Lot 1 DP 147701	215 Newton Road, Omapere 0473	Part Taiwhatiwhati 1M1 Block
65 Kokohuia Road, Omapere 0473	Lot 2 DP 115679	222B Newton Road, Omapere 0473	Lot 3 DP 184528
25 Kokohuia Road, Omapere 0473	Lot 1 DP 115679	222D Newton Road, Omapere 0473	Lot 2 DP 587823
72 Kokohuia Road, Omapere 0473	Lot 1 DP 100456	222A Newton Road, Omapere 0473	Lot 4 DP 184528
46 Kokohuia Road, Omapere 0473	Lot 2 DP 100456	Lot 1, Newton Road, Omapere 0473	Lot 1 DP 212005
218 Newton Road, Omapere 0473	Lot 1 DP 120899	196 Newton Road, Omapere 0473	Lot 1 DP 115060
Lot 2, Newton Road, Omapere 0473v	Lot 2 DP 212005	Lot 3, Newton Road, Omapere 0473	Lot 3 DP 374256
Lot 1, Newton Road, Omapere 0473	Lot 1 DP 374256	122 Newton Road, Omapere 0473	Lot 1 DP 113774
Lot 2, Newton Road, Omapere 0473	Lot 2 DP 374256	114 Newton Road, Omapere 0473	Lot 2 DP 113774
Lot 1, Newton Road, Omapere 0473	Lot 1 DP 157299	Lot 2, Newton Road, Omapere 0473	Lot 2 DP 157299
20 Miro Avenue, Omapere 0473	Lot 2 DP 331244	8148 State Highway 12, Kaikohe 0473	Lot 1 DP 331244
12 Miro Avenue, Omapere 0473	Lot 2 DP 196728	Lot 2, Miro Avenue, Omapere 0473	Lot 2 DP 350705
Lot 1, Newton Road, Omapere 0473	Lot 1 DP 350705	100 Newton Road, Omapere 0473	Lot 3 DP 107677
Lot 2, Newton Road, Omapere 0473	Lot 2 DP 193045	40 Newton Road, Omapere 0473	Lot 1 DP 193045
Lot 3, Newton Road, Omapere 0473	Lot 3 DP 193045	32 Newton Road, Omapere 0473	Lot 1 DP 107677
Pt Lot 1 DP 52202, Newton Road, Omapere 0473	Part Lot 1 DP 52202	20 Newton Road, Omapere 0473	Lot 2 DP 65960
Lot 1, Newton Road, Omapere 0473	Lot 1 DP 65960	9 Newton Road, Omapere 0473	Pakia No.3 Block
4 Newton Road, Omapere 0473	Part Te Pikinga Block BLK		

Appendix 1.03 Evaluation of Rezoning Submissions Nigel Ross Surveyor Ltd Omapere

Map of Omapere

Requested sites by submitter are within the black outline.

Map provided by submitter in their submission.



Appendix 1.04 Evaluation of Rezoning Submissions Nigel Ross Surveyor Ltd Opononi

Map of Opononi

Requested sites by submitter are within the black outline.

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S381.001 Nigel Ross Surveyor Ltd	Lot 1 DP 32412 98A State Highway 12, Pakanae 0473	Delete the Rural Poduction zoning of 98A to 110, and 109 to 115 State Highway 12, Opononi/Pakanae (being Lots 1 to 5, 8, and 10 to 13 of DP 32412, Lot 2 DP 92721, and Part Lot 1 DP 84442), zone Rural Lifestyle	Cannot see any reason for complete or partial zoning of 98A to 110, and 109 to 115 State Highway 12, Opononi/Pakanae, as Rural Production. The properties should be fully zoned Rural Lifestyle (inferred)	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5 Pre-circulated evidence N/A – no pre-circulated evidence provided.	Strategic direction	N/A – assessment not required as request is to fix a mapping error	N/A – assessment not required as request is to fix a mapping error
	Alignment with zone outcomes				N/A – assessment not required as request is to fix a mapping error		
	Higher order direction				N/A – assessment not required as request is to fix a mapping error		
	Reasons for the request				Agree with Mr Ross that this is a mapping error		
	Assessment of site suitability and potential effects of rezoning				N/A – assessment not required as request is to fix a mapping error		
	Infrastructure (three waters) servicing				N/A – assessment not required as request is to fix a mapping error		
	Transport infrastructure				N/A – assessment not required as request is to fix a mapping error		
	Consultation and further submissions				0 Further Submission		
	Other relevant matters				Various Sites Contain: Zoned Rural Lifestyle and Rural Production Coastal Environment Statutory Acknowledgement Area High Natural Character Flood Hazard Zone 1, 2 & 3 River Flood Hazard Zone – 10year ARI Event River Flood Hazard Zone – 100year ARI Event		
	Section 32AA evaluation				N/A – assessment not required as request is to fix a mapping error		
Recommendation							
Rezone land to Rural Lifestyle zone and Rural Production zone as requested to address split zoning of sites. Accept original submission.							

Appendix 1.04 Evaluation of Rezoning Submissions Nigel Ross Surveyor Ltd Opononi



Appendix 1.05 Evaluation of Rezoning Submissions Jeff and Robby Kemp

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S51.002 Jeff and Robby Kemp Submissions with a similar request who did not opt in S92.002 Ernie Cottle 2 Further Submissions S284.002 Trent Simpkin 7 Further Submissions S288.002 Tristan Simpkin 7 Further Submissions	Waitotara Drive, Kerikeri (See table below for address and legal descriptions of the sites and a map showing the area of sites)	Amend the land in Waitotara Drive zoned Rural Production to Rural Residential Zone, identified in Figure 1 of the submission.	Contextually there is a discord in zoning the properties RPZ when assessed against other site in the vicinity. By example all sites north of Waipapa Road area zoned Rural Residential. There is no differential between those properties along Waipapa Road and those along Waitotara Drive. The approach of the PDP should be to reflect what exists or should be created on the ground to that described within the applicable zone. Zoning the properties as RPZ creates an aberration and is in conflict with the intent and purpose of the Rural Production Zone. The land is not highly productive and the flood mitigation measures have abated this hazard which can in any event be mitigated through design and layout of activities on the sites.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence Jeff and Robby Kemp, S51 and Ernie Cottle, S92 - J Kemp, Hearing evidence Jeff and Robby Kemp, S51 and Ernie Cottle, S92 - J Kemp, Appendix 1 Jeff and Robby Kemp, S51 and Ernie Cottle, S92 - J Kemp, Appendix 2	Strategic direction	Refer to paragraph 98 of Mr Kemp's evidence. I note that Mr Kemp has commented on alignment with the rural strategic direction objectives but no others. I do not consider rezoning of this land to RRZ to be consistent with strategic direction on growth being resilient and adaptive to the impacts of natural hazards, or that growth should support a compact urban form (particularly SD-UFD-O2, SD-UFD-O4).	Costs – Potential cost to people and property associated with intensifying development in floodplain Potential downstream environmental effects from more intensive built and impervious development in a floodplain Increased traffic congestion and pressure on the Heritage bypass Loss of HPL but this is a minor cost given the land is already used as lifestyle blocks and conversion to primary production activities is unlikely Benefits – Economic benefits to landowners able to further subdivide land in close proximity to Kerikeri and Waipapa Risks of acting or not acting Risks of acting include undermining the ability to achieve a compact urban form around Kerikeri and Waipapa, risk of oversupply of land, risk of push back from affected landowners that are not supportive of the area intensifying further, risk of necessitating earlier upgrades to the Heritage Bypass Risks of not acting are low as the status quo will be maintained by the RPROZ zoning
					Alignment with zone outcomes	Refer to paragraph 98 of Mr Kemp's evidence and commentary in Section 4.4.2 of the section 42A report.	
					Higher order direction	Refer to paragraph 98 of Mr Kemp's evidence and commentary in Section 4.4.2 of the section 42A report.	
					Reasons for the request	Provided by submitter as per original submission (detailed in column 4 of this table). Refer Section 4.4.2 of the section 42A report for officer comments.	
					Assessment of site suitability and potential effects of rezoning	Refer to paragraphs 32-69 and 89-95 of Mr Kemp's evidence and commentary in Section 4.4.2 of the section 42A report.	
					Infrastructure (three waters) servicing	N/A – water supply and wastewater treatment would be addressed on site in a RRZ.	
					Transport infrastructure	Mr Kemp has undertaken a brief, lay perspective assessment in his evidence, however see commentary from Mr Collins in Appendix 3 of this report for potential unaddressed traffic issues.	
					Consultation and further submissions	5 Further Submissions	
					Other relevant matters	Various Sites Contain: Rural Production Zone River Flood Hazard Zone – 10year ARI Event River Flood Hazard Zone – 100year ARI Event	
					Section 32AA evaluation	N/A – not recommending a change in zoning	
Recommendation Retain notified zoning. Reject original submission and further submissions in support and accept further submissions in opposition.							

Address	Legal Description
52 Waitotara Drive, Kerikeri 0295	Lot 2 DP 528209
60 Waitotara Drive, Kerikeri 0295	Lot 1 DP 528209
74 Waitotara Drive, Kerikeri 0295	Lot 7 DP 353240

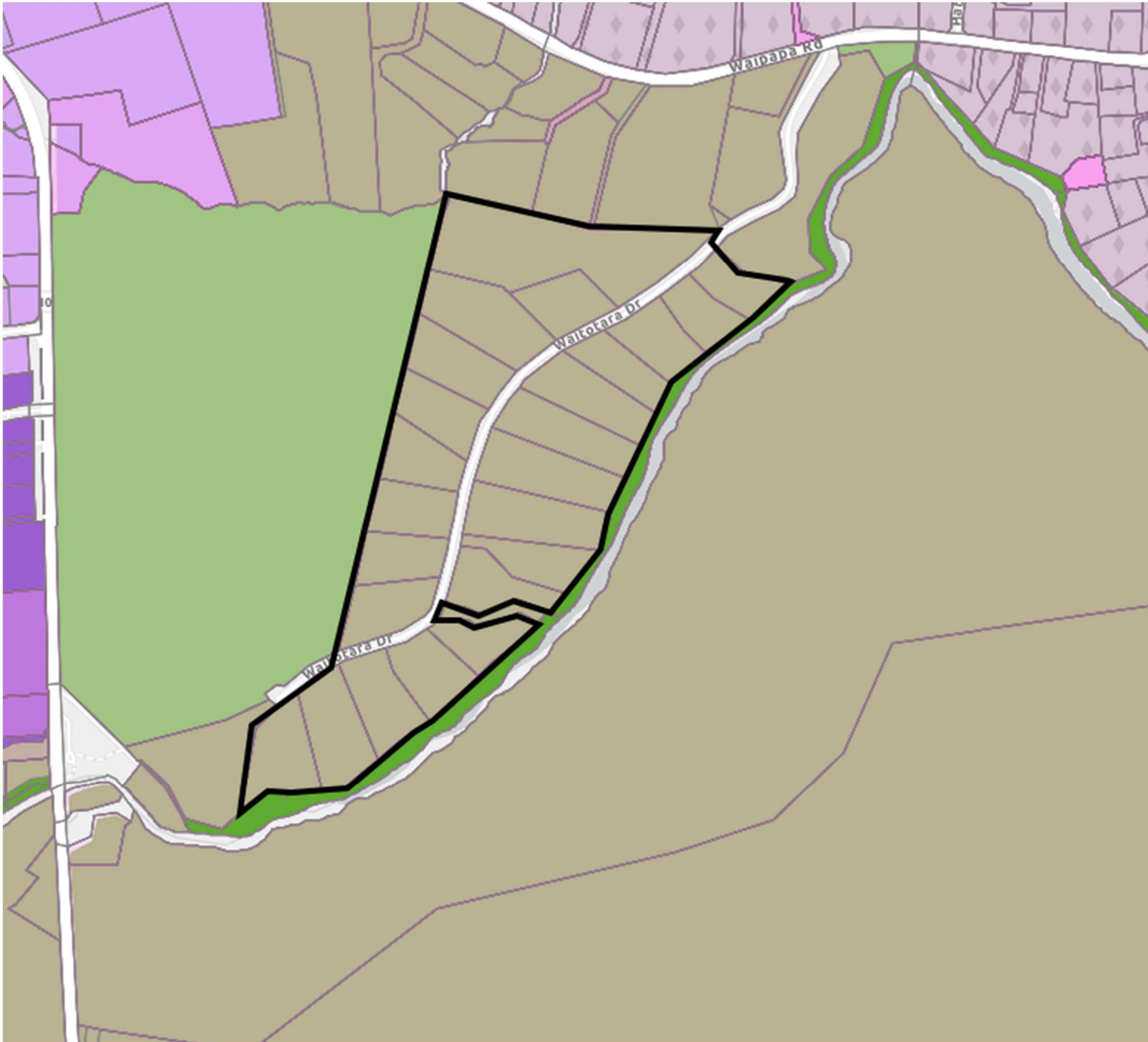
Appendix 1.05 Evaluation of Rezoning Submissions Jeff and Robby Kemp

86 Waitotara Drive, Kerikeri 0295	Lot 6 DP 353240
96 Waitotara Drive, Kerikeri 0295	Lot 5 DP 353240
104 Waitotara Drive, Kerikeri 0295	Lot 4 DP 353240
108 Waitotara Drive, Kerikeri 0295	Lot 3 DP 353240
114 Waitotara Drive, Kerikeri 0295	Lot 2 DP 353240
120 Waitotara Drive, Kerikeri 0295	Lot 1 DP 353240
45 Waitotara Drive, Kerikeri 0295	Lot 2 DP 333643
51 Waitotara Drive, Kerikeri 0295	Lot 3 DP 333643
55 Waitotara Drive, Kerikeri 0295	Lot 4 DP 333643
65 Waitotara Drive, Kerikeri 0295	Lot 5 DP 333643
Lot 6, Waitotara Drive, Kerikeri 0295	Lot 6 DP 333643
81 Waitotara Drive, Kerikeri 0295	Lot 7 DP 333643
99 Waitotara Drive, Kerikeri 0295	Lot 8 DP 333643
107 Waitotara Drive, Kerikeri 0295	Lot 9 DP 333643
109 Waitotara Drive, Kerikeri 0295	Lot 10 DP 333643
119 Waitotara Drive, Kerikeri 0295	Lot 11 DP 333643
121 Waitotara Drive, Kerikeri 0230	Lot 12 DP 333643
129 Waitotara Drive, Kerikeri 0230	Lot 13 DP 333643
137 Waitotara Drive, Kerikeri 0295	Lot 14 DP 333643
145 Waitotara Drive, Kerikeri 0295	Lot 15 DP 333643
147 Waitotara Drive, Kerikeri 0230	Lot 16 DP 333643

Appendix 1.05 Evaluation of Rezoning Submissions Jeff and Robby Kemp

Map of Waitotara Drive

The area within the black outline represents the sites within the submission.



Appendix 1.06 Evaluation of Rezoning Submissions Willowridge Developments Limited

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer’s Comment	Costs and Benefits of accepting rezoning request
S250.031 Willowridge Developments Limited	Orongo Bay (See table below for address and legal descriptions of the sites and map of area provided by submitter)	Rezone the land identified in Figure 4 of the submission to Settlement Zone.	The wider locality of Orongo Bay should be rezoned to Settlement Zone as there is a range of commercial, industrial, residential and recreational activities established within the locality that align with the purpose of the Settlement Zone, and applying a consistent and singular zoning pattern would provide an opportunity to achieve a more coherent and coordinated management approach for the areas.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence N/A – no pre-circulated evidence provided.	Strategic direction	N/A – submitter has not undertaken an assessment	Costs – Will result in significant intensification potential without evidence that the scale of intensification is warranted Potential adverse effects relating to the transport network, coastal environment and natural hazards – have not been assessed Inefficient structure of a settlement, creating a ribbon development around Orongo Bay as opposed to a cluster Benefits – Economic benefits to landowners able to further subdivide their land Risks of acting or not acting Risks of acting include lack of engagement with affected landowners or local tangata whenua, given the scale of rezoning proposed, potential environmental risks relating to a lack of evidence provided in support of the rezoning Risks of not acting are low as the notified PDP zoning, combined with the approved subdivision consent for the Willowridge development, more accurately reflect appropriate and anticipated landuse and subdivision in Orongo Bay
					Alignment with zone outcomes	N/A – submitter has not undertaken an assessment. Refer Section 4.4.9 of the section 42A report for officer comments.	
					Higher order direction	N/A – submitter has not undertaken an assessment	
					Reasons for the request	Provided by submitter as per original submission (detailed in column 4 of this table). Refer Section 4.4.9 of the section 42A report for officer comments.	
					Assessment of site suitability and potential effects of rezoning	N/A – submitter has not undertaken an assessment. Refer Section 4.4.9 of the section 42A report for officer comments.	
					Infrastructure (three waters) servicing	N/A – water supply and wastewater treatment would be addressed on site in a RSZ.	
					Transport infrastructure	N/A – submitter has not undertaken an assessment	
					Consultation and further submissions	5 Further Submissions	
					Other relevant matters	Various Sites Contain: Settlement Zone and Rural Lifestyle Zone Coastal Environment Coastal Flood Zone 1, 2 & 3 Heritage Item	
					Section 32AA evaluation	N/A – not recommending a change in zoning	
Recommendation Retain notified zoning. Reject original submission and further submissions in support and accept further submissions in opposition.							

Address	Legal Description	Address	Legal Description
39 Lichen Grove, Russell 0272	Lot 2 DP 341462	3 Lichen Grove, Russell 0272	Lot 47 DP 188462
41 Lichen Grove, Russell 0272	Lot 1 DP 341462	1 Lichen Grove, Russell 0272	Lot 48 DP 188462
33-37 Lichen Grove, Russell 0272	Lot 37 DP 188462	1 Tikitiki Lane, Russell 0272	Lot 3 DP 403531
22 Lichen Grove, Russell 0272	Lot 1 DP 205422	5 Tikitiki Lane, Russell 0272	Lot 1 DP 403531
27 Lichen Grove, Russell 0272	Lot 38 DP 188462	3 Tikitiki Lane, Russell 0272	Lot 2 DP 403531
20 Lichen Grove, Russell 0272	Lot 35 DP 188462	4 Tikitiki Lane, Russell 0272	Lot 4 DP 403531

Appendix 1.06 Evaluation of Rezoning Submissions Willowridge Developments Limited

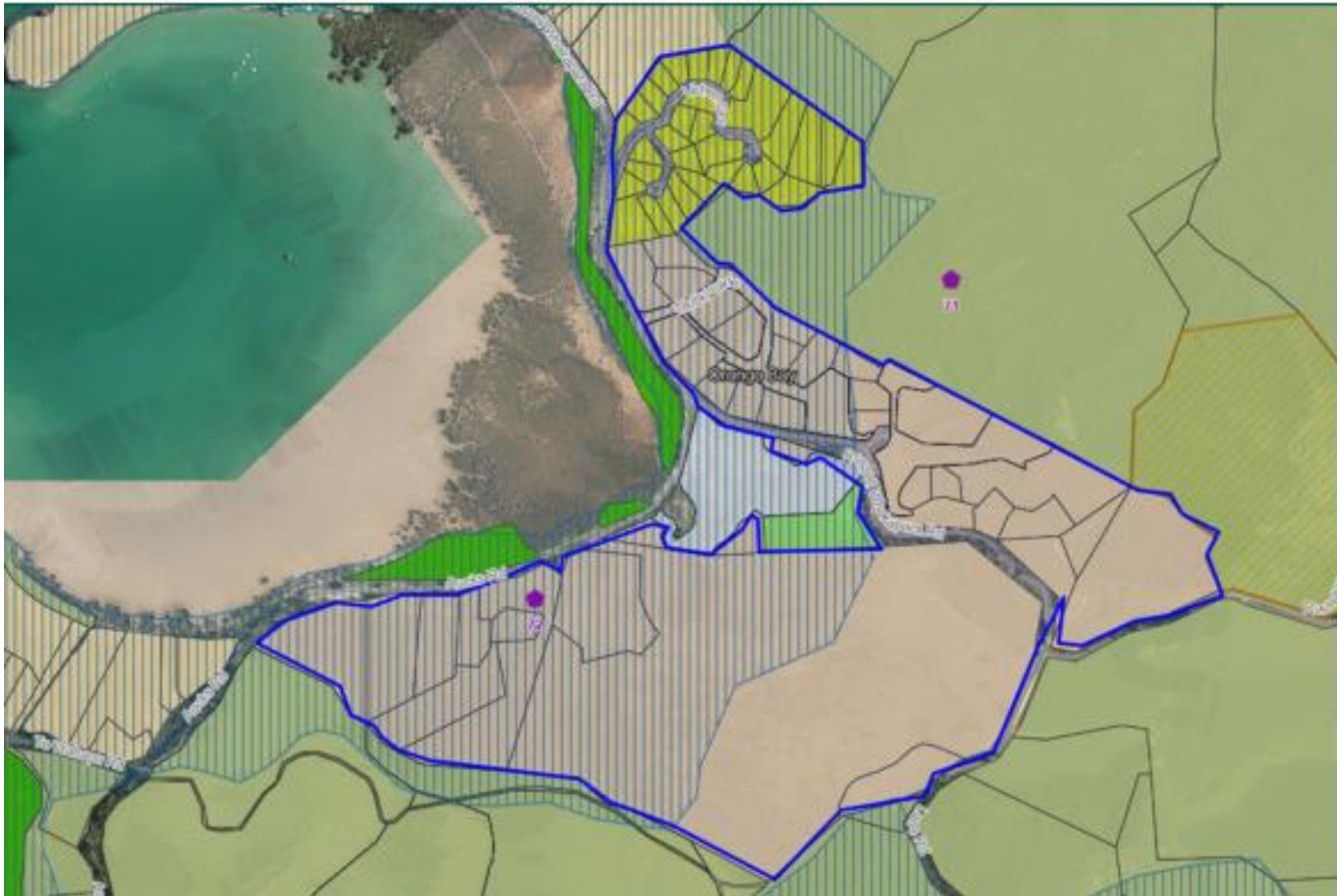
18 Lichen Grove, Russell 0272	Lot 34 DP 188462	5916 Russell Whakapara Road, Russell 0272	Lot 5 DP 403531
21-25 Lichen Grove, Russell 0272	Lot 39 DP 188462	6 Tikitiki Lane, Russell 0272	Lot 8 DP 403531
16 Lichen Grove, Russell 0272	Lot 33 DP 188462	5914 Russell Whakapara Road, Russell 0272	Lot 7 DP 403531
16 Lichen Grove, Russell 0272	Lot 32 DP 188462	19 Tikitiki Lane, Russell 0272	Lot 9 DP 403531
14 Lichen Grove, Russell 0272	Lot 32 DP 188462	17 Tikitiki Lane, Russell 0272	Lot 11 DP 403531
14 Lichen Grove, Russell 0272	Lot 31 DP 188462	15 Tikitiki Lane, Russell 0272	Lot 13 DP 403531
3 Toi Track, Russell 0272	Lot 26 DP 188462	7 Tikitiki Lane, Russell 0272	Lot 6 DP 403531
10 Lichen Grove, Russell 0272	Lot 30 DP 188462	9 Tikitiki Lane, Russell 0272	Lot 10 DP 403531
8 Lichen Grove, Russell 0272	Lot 29 DP 188462	11 Tikitiki Lane, Russell 0272	Lot 12 DP 403531
6 Lichen Grove, Russell 0272	Lot 28 DP 188462	13 Tikitiki Lane, Russell 0272	Lot 14 DP 403531
4 Lichen Grove, Russell 0272	Lot 27 DP 188462	Lot 15, Russell Whakapara Road, Russell 0272	Lot 15 DP 403531
5 Toi Track, Russell 0272	Lot 2 DP 525875	5866A Russell Whakapara Road, Russell 0272	Lot 16 DP 403531
7 Toi Track, Russell 0272	Lot 1 DP 525875	Lot 37, Russell Whakapara Road, Russell 0272	Lot 34 DP 426505
9 Toi Track, Russell 0272	Lot 24 DP 188462	5866A Russell Whakapara Road, Russell 0272	Lot 15, Russell Whakapara Road, Russell 0272
11 Toi Track, Russell 0272	Lot 23 DP 188462	Lot 37, Russell Whakapara Road, Russell 0272	Lot 37 DP 426505
8 Toi Track, Russell 0272	Lot 19 DP 188462	Lot 38, Russell Whakapara Road, Russell 0272	Lot 38 DP 426505
6 Toi Track, Russell 0272	Lot 20 DP 188462	Lot 28, Russell Whakapara Road, Russell 0272	Lot 28 DP 426505
4 Toi Track, Russell 0272	Lot 21 DP 188462	5870A Russell Whakapara Road, Russell 0272	Lot 29 DP 426505
2 Lichen Grove, Russell 0272	Lot 22 DP 188462	Lot 30, Russell Whakapara Road, Russell 0272	Lot 30 DP 426505
19 Lichen Grove, Russell 0272	Lot 2 DP 430337	Lot 31, Russell Whakapara Road, Russell 0272	Lot 31 DP 426505
17 Lichen Grove, Russell 0272	Lot 1 DP 430337	Lot 32, Russell Whakapara Road, Russell 0272	Lot 32 DP 426505
15 Lichen Grove, Russell 0272	Lot 42 DP 188462	Lot 2, Russell Whakapara Road, Russell 0272	Lot 2 DP 181696
11 Lichen Grove, Russell 0272	Lot 43 DP 188462	5798 Russell Whakapara Road, Russell 0272	Lot 1 DP 181696
9 Lichen Grove, Russell 0272	Lot 44 DP 188462	Lot 3, Russell Whakapara Road, Russell 0272	Lot 3 DP 187577
7 Lichen Grove, Russell 0272	Lot 45 DP 188462	Lot 2, Lane Road, Russell 0272	Lot 2 DP 542129
5 Lichen Grove, Russell 0272	Lot 46 DP 188462	Lot 1, Aucks Road, Russell 0272	Lot 1 DP 542129
39 Aucks Road, Russell 0272	Lot 3 DP 420232	45B Aucks Road, Russell 0272	Lot 2 DP 371929
5881 Russell Whakapara Road, Russell 0272	Lot 2 DP 437503	51B Aucks Road, Russell 0272	Lot 1 DP 371929
39 Aucks Road, Russell 0272	Lot 4 DP 420232	73 Aucks Road, Russell 0272	Lot 3 DP 143618
39 Aucks Road, Russell 0272	Lot 1 DP 187577	77 Aucks Road, Russell 0272	Lot 2 DP 143618
45 Aucks Road, Russell 0272	Lot 3 DP 517271	97 Aucks Road, Russell 0272	Lot 1 DP 143618
51A Aucks Road, Russell 0272	Lot 6 DP 517271		

Appendix 1.06 Evaluation of Rezoning Submissions Willowridge Developments Limited

Map of Orongo Bay

Sites are within the blue outline.

Map is provided by submitter in their submission.



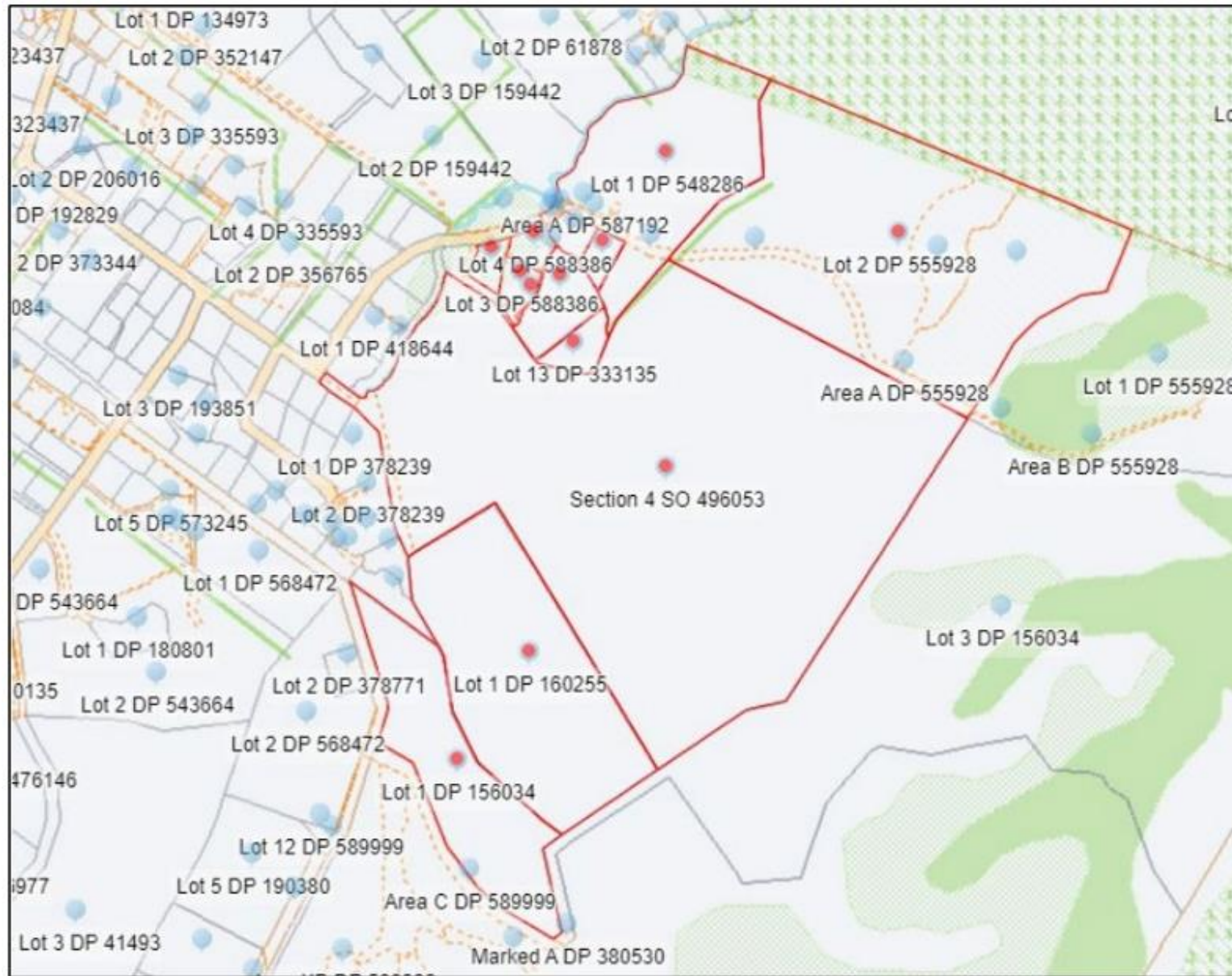
Appendix 1.07 Evaluation of Rezoning Submissions Gary Gilraine Holdings Limited

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S295.001 Gary Gilrairie Holdings Limited	Section 4 SO 496053 99 Shepherd Road	Amend zoning of land in proximity to Kerikeri township (south-east of Shepherd Road) from Rural Production to Rural Residential, including properties at 99 and 101 Shepherd Road, 19 Okura Drive, 27C Riddell Road, Kerikeri (refer to map attached to submission).	Concerns are raised with an evident lack of additional land designated within the proposed zone maps for Rural Residential purposes in proximity to Kerikeri Township. Local authority decision making must ensure economic wellbeing, and the more land released for development purposes will have a positive influence on supply and demand economics. It is understood that certain limitations apply to land with versatile soils in proximity to Kerikeri Township, yet it appears large areas of land southeast of Shepherd Road have been disregarded; having not only poor soil qualities (4e7 and 6e9) but upholding a raft of planning criterion, such as low traffic count roading, minimal wetland areas, absence of heritage or amenity values, proximity to the recently upgraded community wastewater scheme, and unique location isolated by existing greenbelt cordon (state forest - Lot 2 DP 63173 and Pt Section 9 Blk II Kawakawa.)	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence Gray Gilrairie Holdings Limited, S295 – A McPhee, Planning evidence	Strategic direction	Refer to paragraphs 13-21 of Mr McPhee's evidence. I note that Mr McPhee has commented on alignment with the rural strategic direction objectives but no others. I do not consider rezoning of this land to RRZ to be consistent with strategic direction on growth supporting a compact urban form (particularly SD-UFD-O2).	Costs – Increased traffic congestion and pressure on roading network in Kerikeri Increased reverse sensitivity potential by allowing rural residential lots to extend into the rural environment Does not support the creation of a consolidated and well-functioning urban environment around Kerikeri Benefits – Economic benefits to landowners able to further subdivide land in close proximity to Kerikeri Risks of acting or not acting Risks of acting include undermining the ability to achieve a compact urban form around Kerikeri and Waipapa, risk of oversupply of land, risk of necessitating earlier upgrades to Kerikeri roading network, risks associated with little evidence provided to support the scale of rezoning requested e.g. no transport, urban design, economic, geotechnical, ecology evidence provided, lack of engagement with surrounding landowners, tangata whenua and NZTA Risks of not acting are low as the status quo will be maintained by the RPROZ zoning
	Alignment with zone outcomes				Refer to paragraphs 22-23 of Mr McPhee's evidence and commentary in Section 4.4.5 of the section 42A report.		
	Higher order direction				Refer to paragraphs 24-54 of Mr McPhee's evidence and commentary in Section 4.4.5 of the section 42A report.		
	Reasons for the request	Refer to paragraphs 55-57 of Mr McPhee's evidence and commentary in Section 4.4.5 of the section 42A report.					
	Assessment of site suitability and potential effects of rezoning	Refer to paragraphs 58-72 of Mr McPhee's evidence and commentary in Section 4.4.5 of the section 42A report.					
	Infrastructure (three waters) servicing	N/A – water supply and wastewater treatment would be addressed on site in a RRZ.					
	Transport infrastructure	Mr McPhee has undertaken a brief, lay perspective assessment in paragraphs 55-56 of his evidence, however see commentary from Mr Collins in Appendix 3 of this report for potential unaddressed traffic issues.					
	Consultation and further submissions	2 Further Submissions					
	Other relevant matters	Various Sites Contain: Rural Production Zone River Flood Hazard Zone – 10year ARI Event River Flood Hazard Zone – 100year ARI Event					
				Section 32AA evaluation	N/A – not recommending a change in zoning		
Recommendation							
Retain notified zoning. Reject original submission and further submissions in support and accept further submissions in opposition.							

Appendix 1.07 Evaluation of Rezoning Submissions Gary Gilrairie Holdings Limited

Map of Shepherd Road, Okura Drive and Riddell Road, Kerikeri

The properties shown in red are the subject of this rezoning submission (as per submitter evidence).



Appendix 1.08 Evaluation of Rezoning Submissions Ian Diarmid Palmer and Zejia Hu

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S244.001 Ian Diarmid Palmer and Zejia Hu	Rangitoto Peninsula <i>(See table below for the address and legal descriptions of the sites and a map of the area)</i>	Delete the Rural Production zoning of the privately owned land on the Rangitoto Peninsula (i.e. land on the eastern side of the Mangonui Harbour to the west of the Hihi urban area and including Butler Point) and zone the land Rural Lifestyle.	<p>The location and characteristics of the land on the Rangitoto Peninsula are such that its proposed zoning as 'Rural Production' is inappropriate and accordingly is contrary to the requirements of Part 2 of the RMA. The Rangitoto Peninsula is an area of some 59 hectares, of which approximately 51 hectares is privately owned. The peninsula is currently relatively highly fragmented, consisting of 26 separate Primary Parcels, of which 21 are privately owned. These privately owned parcels are held in 13 different titles, which are represented in 12 separate Sites (as that term is defined in the PDP). Three of the 12 Sites are owned by us (the submitters).</p> <p>The Rural Environment Section 32 Report associated with the PDP quotes the National Planning Standards in defining 'Rural Production zone' as - Areas used predominantly for primary production activities that rely on the productive nature of the land and intensive indoor primary production. The corresponding definitions of General Rural (not used in the FNDC's PDP) and Rural Lifestyle zones exclude the above emphasised text. This clearly implies that to be zoned Rural Production the potential primary production activities on such land must be commercially viable having regard to various aspects, but particularly soil quality and Site size. For the reasons detailed in the submission, the peninsula land does not meet the definition for Rural Production and therefore should not be so zoned.</p> <p>In Conclusion: It is demonstrable that the peninsula land does not meet the definition of Rural Production zoning as stated in the relevant National Planning Standard, but it does comfortably meet the definition specified in that same standard for Rural Lifestyle zoning. It is equally demonstrable that the peninsula land is not Highly Productive land which could have otherwise been justification for the Rural Production zoning decision. In conclusion, for the plethora of reasons detailed in the submission, it is abundantly clear that the RPZ Land has been wrongly zoned Rural Production in the FNDC's Notified PDP, and accordingly, is contrary to the requirements of Part 2 of the RMA.</p>	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5.	Strategic direction	Refer to paragraphs 6.2-6.7 of Mr Keogh's evidence. I agree with some aspects of Mr Keogh's assessment however I disagree that the historic and cultural wellbeing strategic objectives have been met, particularly that more intensive rural lifestyle development will better protect cultural and historic features compared to the RPROZ as notified. Also disagree that the RLZ inherently results in more active land management to the extent that it better protects the natural environment values of the Rangitoto Peninsula compared to the RPROZ as notified – see further commentary in Section 4.4.6 of the section 42A report.	<p>Costs – Potential impacts on ONL and HNC values from a landscape perspective resulting from intensification of residential land use – unassessed Potential impact on heritage and cultural values of the peninsula – unassessed Potential transport impacts on Hihi settlement – unassessed</p> <p>Benefits – Economic benefits to landowners able to further subdivide land Potential benefit to protection of heritage sites through funding from sale of land</p> <p>Risks of acting or not acting Risks of acting include risk of oversupply of RLZ around Hihi, risks associated with little evidence provided to support the scale of rezoning requested e.g. no transport, landscape, heritage, economic, geotechnical, ecology evidence provided, lack of engagement with affected landowners/surrounding landowners or tangata whenua</p> <p>Risks of not acting are low as the status quo will be maintained by the RPROZ zoning</p>
				Pre-circulated evidence Ian Diarmid Palmer and Zejia Hu, S244 – T Keogh, Planning evidence	Alignment with zone outcomes	Refer to paragraphs 6.8-6.10 of Mr Keogh's evidence and commentary in Section 4.4.6 of the section 42A report.	
					Higher order direction	Refer to paragraphs 6.11-6.28 of Mr Keogh's evidence and commentary in Section 4.4.6 of the section 42A report.	
					Reasons for the request	Refer to Section 5 of Mr Keogh's evidence and commentary in Section 4.4.6 of the section 42A report.	
					Assessment of site suitability and potential effects of rezoning	Refer to paragraphs 6.29-6.32 of Mr Keogh's evidence and commentary in Section 4.4.6 of the section 42A report.	
					Infrastructure (three waters) servicing	N/A – water supply and wastewater treatment would be addressed on site in a RLZ.	
					Transport infrastructure	Mr Keogh has undertaken a brief, lay perspective assessment in paragraph 6.34 of his evidence but no expert traffic input has been provided to assess the impact of the additional yield on the Hihi settlement.	
					Consultation and further submissions	0 Further Submissions and no further consultation or engagement has been undertaken with tangata whenua or any adjacent landowners, including the owners of three private properties included within the submission area.	
					Other relevant matters	Various Sites Contain: Rural Production Zone Treaty Settlement Area of Interest Heritage Area Coastal Environment Outstanding Natural Landscape Statutory Acknowledgement Area Notable Tree Heritage Item High Natural Character Coastal Erosion Zone 2 & 3 Coastal Flood Zone 1, 2 & 3 River Flood Hazard Zone – 10year ARI Event River Flood Hazard Zone – 100year ARI Event	
					Section 32AA evaluation	N/A – not recommending a change in zoning	
Recommendation Retain notified zoning. Reject original submission.							

Appendix 1.08 Evaluation of Rezoning Submissions Ian Diarmid Palmer and Zejia Hu

Map of Rangitoto Peninsula

The area within the orange line is the area to be rezoned (plan from Mr Keogh's evidence).



Appendix 1.09 Evaluation of Rezoning Submissions Kapiro Conservation Trust – Kapiro

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
<p>S444.001 Kapiro Conservation Trust</p> <p>Submissions with a similar request who did not opt in</p> <p><i>S526.001 VKK 16 Further Submissions</i></p> <p><i>S529.110 Carbon Neutral NZ Trust 19 Further Submissions</i></p> <p><i>S83.001 Christopher Baker 17 Further Submissions</i></p> <p><i>S181.001 Craig and Mary Sawers 16 Further Submissions</i></p> <p><i>S68.001 Deidre Putt 17 Further Submissions</i></p> <p><i>S162.001 Denyse Pope 16 Further Submissions</i></p> <p><i>S88.001 Dianne Margret 9 Further Submissions</i></p> <p><i>S145.001 Fiona Clarke 16 Further Submissions</i></p>	<p>Lot 1001 DP 532487 Lot 1001, Kapiro Road, Kerikeri 0294</p> <p>(See map below for the site location)</p>	<p>Amend the Rural Lifestyle zoning of Lot 1001 DP 532487 (known as Tubbs farm) to either the Horticulture zone or Rural Production zone.</p>	<p>The zoning of Lot 1001 DP 532487 (agricultural farmland known as Tubbs farm, Kapiro Road) needs to take full account of the good quality soil on this site, a finite valuable natural resource. A primary purpose of the RMA (s5) is to protect natural resources and safeguard the life-supporting capacity of soil. A large part of Lot 1001 has good quality soil (volcanic soil and LUC Class 2 land) – it is one of the few remaining large blocks of Class 2 land in the District. Good agricultural soil is a strictly finite natural resource. Less than 3% of the land area in the Far North District is top grade (Class 1&2).</p> <p>Retaining good land for agricultural production is essential for feeding ourselves and a growing world population in future decades, and necessary for local jobs and economic well-being. Lot 1001 borders the Horticulture zone so it is logical to include it in the Horticulture zone. Or alternatively, Rural Production zone would also protect the natural resource at the site. Government reports have concluded that creating new lifestyle blocks and residential development on good quality land is a national problem - it fragments land and leads to the permanent loss of productive land.</p> <p>FNDC's submission to MPI on highly productive land in 2019 acknowledged the cumulative loss of good land. FNDC stated that: "Kerikeri has converted large areas of horticulture land into residential and rural lifestyle activities over the last 20 years. Therefore it is vital to protect this remaining finite resource and other rural land that is highly productive".</p> <p>Residential development on Lot 1001 is inappropriate for many reasons. In legal terms, there is no functional need for residential development on this particular site. There are alternative sites on lower quality land that is more suitable for residential development. The council has not produced an assessment addressing all the long-term costs associated with the loss of good soil/land at this site due to adverse effects of fragmenting and losing productive land identified by MPI, MfE and expert reports.</p> <p>Development will create reverse sensitivity effects on lawfully established activities and neighbouring producers. Development on this site will generate many other adverse effects - such as urban sprawl in a rural environment;</p>	<p>Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5.</p> <p>Pre-circulated evidence N/A – no pre-circulated evidence provided.</p> <p>Have relied on pre-circulated evidence for the same site submitted by Neil Construction Limited G Rigg. Hearing evidence P Brown. Planning evidence P Brown. Supplementary information.</p>	<p>Strategic direction</p> <p>Alignment with zone outcomes</p> <p>Higher order direction</p> <p>Reasons for the request</p> <p>Assessment of site suitability and potential effects of rezoning</p> <p>Infrastructure (three waters) servicing</p> <p>Transport infrastructure</p> <p>Consultation and further submissions</p> <p>Other relevant matters</p> <p>Section 32AA evaluation</p>	<p>Refer to Appendix A of Mr Brown's evidence. Analysis of proposal compared to strategic direction objectives is not substantive, however this is proportionate given the requested rezoning will not enable additional development opportunities beyond what has been authorised by previous subdivision consents. Disagree with Kapiro Conservation Trust that land will realistically return to primary production land given the subdivision consents that are in place.</p> <p>Refer to paragraphs 15-33 of Mr Brown's evidence. Refer to commentary in Section 4.4.4 of the section 42A report. Disagree with Kapiro Conservation Trust that land will realistically return to primary production land given the subdivision consents that are in place, as such Horticulture Precinct or RPROZ are not appropriate zones.</p> <p>Refer to Appendix A of Mr Brown's evidence – analysis is not substantive but proportionate given the requested rezoning will not enable additional development opportunities beyond what has been authorised by previous subdivision consents. Land is not HPL under the NPS-HPL as land was already zoned RLZ under the PDP at the time the NPS-HPL was gazetted.</p> <p>Refer to paragraphs 15-33 of Mr Brown's evidence. Refer to commentary in Section 4.4.4 of the section 42A report. Disagree with Kapiro Conservation Trust that land will realistically return to primary production land given the subdivision consents that are in place.</p> <p>Refer to Appendix A of Mr Brown's evidence – agree that these matters have been appropriately addressed through previous subdivision consents.</p> <p>N/A – water supply and wastewater treatment would be addressed on site in a RRZ, RPROZ or Horticulture Precinct.</p> <p>Refer to Appendix A of Mr Brown's evidence – agree that these matters have been appropriately addressed through previous subdivision consents.</p> <p>18 Further Submissions</p> <p>Rural Lifestyle Zone River Flood hazard Zone – 10year ARI Event River Flood Hazard Zone – 100year ARI Event</p> <p>Refer to paragraphs 35-42 of Mr Brown's evidence. I concur with this assessment.</p>	<p>Costs – No costs identified beyond the level of development already authorised by existing subdivision consents</p> <p>Benefits – Better alignment between the consented scale of development and zone provisions</p> <p>Risks of acting or not acting Risks of acting are low as there is extensive information available about the scale of land use/subdivision enabled by both the subdivision consent and the recommended RRZ zone</p> <p>Small risk of further intensification in the coastal environment, but relatively similar to the potential for further intensification under the notified PDP zoning of RLZ</p> <p>Risks of not acting are set out in the section 32AA evaluation in paragraphs 35-42 of Mr Browns' evidence.</p>

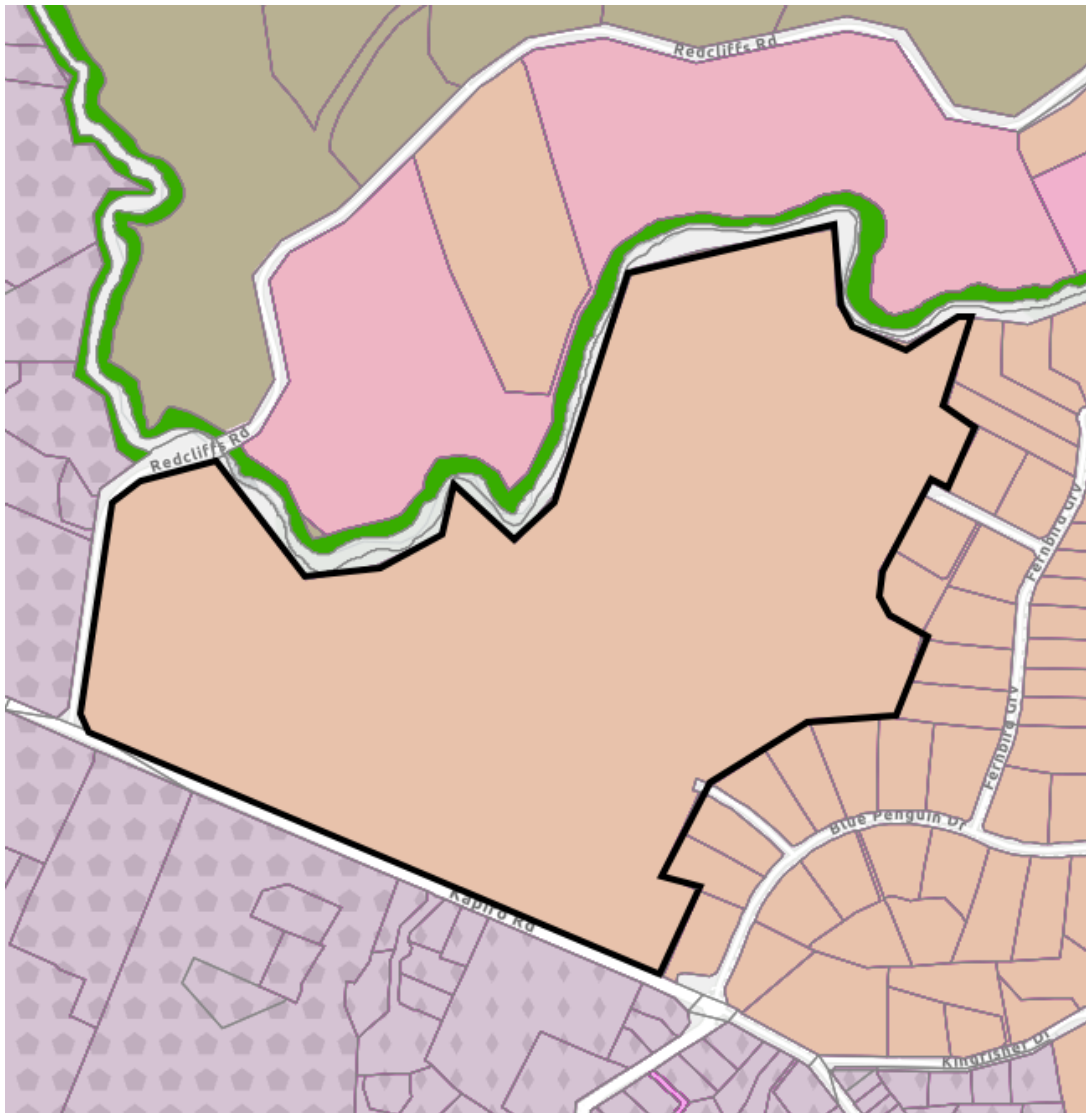
Appendix 1.09 Evaluation of Rezoning Submissions Kapiro Conservation Trust – Kapiro

<p><i>S89.001</i> <i>Ian Harold Pope</i> <i>17 Further Submissions</i></p> <p><i>S564.001</i> <i>Jeff Christensen</i> <i>18 Further Submissions</i></p> <p><i>S76.001</i> <i>Jeffery Putt</i> <i>17 Further Submissions</i></p> <p><i>S558.001</i> <i>John Neison</i> <i>18 Further Submissions</i></p> <p><i>S426.001</i> <i>Kapiro Residents Association</i> <i>2 Further Submissions</i></p> <p><i>S537.001</i> <i>Kathryn and Al Panckhurst</i> <i>16 Further Submissions</i></p> <p><i>S144.001</i> <i>Terry Clarke</i> <i>16 Further Submissions</i></p>			<p>large amount of additional traffic on Landing Road one-lane bridge and Kapiro Road; effects on kiwi & ecological values, water quality, landscape, character and amenity values. In conclusion: Good soil needs to be zoned for productive agricultural use. The only appropriate zone for the farmland at Lot 1001 DP 532487 is the Horticulture zone or Rural Production zone.</p>				
<p>Recommendation</p> <p>Rezone land to RRZ zone. Reject original submission and further submissions in support and accept further submissions in opposition.</p>							

Appendix 1.09 Evaluation of Rezoning Submissions Kapiro Conservation Trust – Kapiro

Map of Lot 1001 Kapiro Road

The area within the black line represents the site mentioned in the submission.



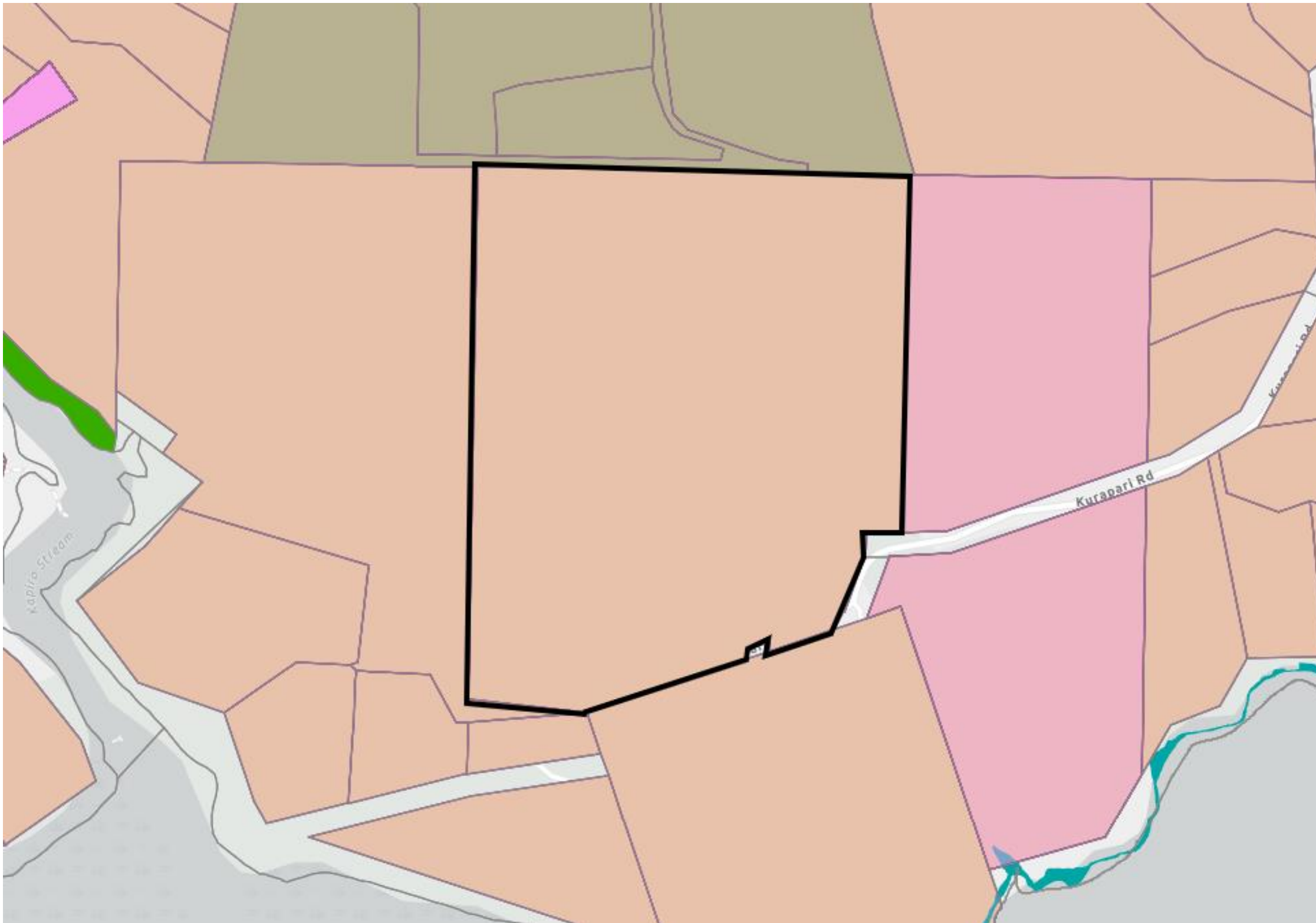
Appendix 1.10 Evaluation of Rezoning Submissions Kapiro Conservation Trust – Kurapari Road

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S448.004 Kapiro Conservation Trust	Lot 3 DP 415575 Lot 3, Kurapari Road, Kerikeri 0294 (See map below for the site location)	Amend zoning of Lot 3 DP 415575, Kurapari Road, Rangitane from Rural Lifestyle Zone to a special zoning for SNA's or to apply a status similar to a Reserve on private property to the site.	SNAs and similar sites that are already protected through the resource consenting process, and sites that will be added by future consenting, should be zoned in a special zoning or overlay for protected SNAs and similar ecological sites or given status similar to a Reserve on private property, in order to protect ecological values at the site.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence N/A – no pre-circulated evidence provided.	Strategic direction	N/A – submitter has not undertaken an assessment	Costs – Removal of development rights afforded to landowners under the notified RLZ on the site Potential loss of coastal environment or indigenous biodiversity values but unlikely given that the most valuable parts of the site are already protected via covenants and consent notices Benefits – Zoning could reinforce the ecological character and discourage inappropriate land uses, even if largely symbolic where covenants and consent notices already apply Risks of acting or not acting Landowners have not requested the rezoning, nor have they been consulted through the Schedule 1 process, raising procedural fairness issues Very little supporting information has been provided to justify the downzoning of the site, which is a risk to acting
					Alignment with zone outcomes	N/A – submitter has not undertaken an assessment. Refer Section 4.4.4 of the section 42A report for officer comments.	
					Higher order direction	N/A – submitter has not undertaken an assessment	
					Reasons for the request	Provided by submitter as per original submission (detailed in column 4 of this table). Refer Section 4.4.4 of the section 42A report for officer comments.	
					Assessment of site suitability and potential effects of rezoning	N/A – submitter has not undertaken an assessment. Refer Section 4.4.4 of the section 42A report for officer comments.	
					Infrastructure (three waters) servicing	N/A – reticulated water supply and wastewater treatment not required as an urban zone is not being sought.	
					Transport infrastructure	N/A – submitter has not undertaken an assessment	
					Consultation and further submissions	2 Further Submissions	
					Other relevant matters	Rural Lifestyle Zone Coastal Environment	
					Section 32AA evaluation	N/A – not recommending a change in zoning	
Recommendation							
Retain notified zoning. Reject original submission and further submissions in support and accept further submissions in opposition.							

Appendix 1.10 Evaluation of Rezoning Submissions Kapiro Conservation Trust – Kurapari Road

Map of Lot 3 Kurapari Road

The area within the black line represents the site mentioned in the submission.



Appendix 1.11 Evaluation of Rezoning Submissions Kingheim Limited

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S461.001 Kingheim Limited	Lot 1 DP 149495 44 Gillies Road, Karikari Peninsula 0483 <i>(See map below for the site location)</i>	rezone 44 Gillies Road, Karikari Peninsula Lot 1 DP 149495 from rural production zone to settlement zone	The site's ability to be used for productive purposes is restricted by many factors, including its size, the existing buildings on the property, its non-productive soils and its proximity to the coast. The proposed RPZ zoning is therefore not an effective and efficient use of resources.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence Kingheim Limited, S461 – J Henehan, Planning Evidence	Strategic direction	Refer to paragraphs 6.1-6.6 of Mr Henehan's evidence. While I agree with some aspects of Mr Henehan's assessment I disagree that the urban form and development strategic objectives are irrelevant as the RSZ is a form of urban development without full access to three waters reticulated networks and the Precinct enables a more urban use of the site. Proposal for an isolated site (either zoned RSZ or subject to a Precinct) is inconsistent with direction to supporting a compact urban form in areas that are resilient and adaptive to the impacts of natural hazards or climate change (SD-UFD-O2 and SD-UFD-O4).	Costs – Inefficient way to address a site specific issue through a precinct when the resource consent process is appropriate (and existing consents are in place for the landowners to rely on) Potential coastal environment/hazard issues in the future if the RSZ/precinct sets the PDP baseline for acceptable built development in this location Benefits – Some additional flexibility to the landowner to work within precinct provisions, which may reduce the need for resource consents in the future Risks of acting or not acting Risks of not acting are low given existing resource consents are in place that the landowners are entitled to rely on
					Alignment with zone outcomes	Refer to paragraphs 6.7-6.12 of Mr Henehan's evidence and commentary in Section 4.4.11 of the section 42A report.	
					Higher order direction	Refer to paragraphs 6.13-6.16 of Mr Henehan's evidence and commentary in Section 4.4.11 of the section 42A report.	
					Reasons for the request	Provided by submitter as per original submission (detailed in column 4 of this table), updated in Section 5 of Mr Henehan's evidence. Refer Section 4.4.11 of the section 42A report for officer comments.	
					Assessment of site suitability and potential effects of rezoning	Refer to paragraphs 6.17-6.18 of Mr Henehan's evidence and commentary in Section 4.4.11 of the section 42A report.	
					Infrastructure (three waters) servicing	N/A – water supply and wastewater treatment would be addressed on site in a RSZ or Precinct.	
					Transport infrastructure	Mr Henehan has undertaken a brief, lay perspective assessment in his evidence, but no expert traffic assessment has been provided. Agree in principle that the Precinct approach would not change the traffic environment, however no assessment has been provided for the RSZ option.	
					Consultation and further submissions	0 Further Submissions	
					Other relevant matters	Rural Production Zone Variation 1 – Coastal Flood Zone 1, 2 & 3 Coastal Environment Coastal Erosion Zone 1, 2 & 3 Coastal Flood Zone 1, 2 & 3	
					Section 32AA evaluation	N/A – not recommending a change in zoning	
Recommendation Retain notified zoning. Reject original submission.							

Appendix 1.11 Evaluation of Rezoning Submissions Kingheim Limited

Map of 44 Gillies Road

The area within the black line represents the site mentioned in the submission.



Appendix 1.12 Evaluation of Rezoning Submissions Lucklaw Farm Ltd and Trustees of the Taranaki Trust

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S551.001 Lucklaw Farm Ltd	Part Section 3 Block III Karikari SD 690 Rangiputa Road, Karikari Peninsula 0483 (See map below provided by submitter)	Rezone 690 Rangiputa road, Karikari peninsula from Rural Production to 3 different zones see map for part A/B/C part A - mixed us / residential part B - rural lifestyle part C - remain rural production	The re-zoning proposed for Part A will allow for further urban growth and development around the existing Rangiputa Settlement, in accordance with SD-UFD-O2. The expansion of the existing Rangiputa settlement would likely allow for better funding and eventual replacement of the wastewater ponds (FN160). It is envisaged that engagement would occur with adjacent landowners in relation to the proposed re-zoning	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence B Gilbert - Landscape evidence B Gilbert - Landscape evidence Appendix A B Gilbert - Landscape evidence Appendix B B Gilbert - Landscape evidence Appendix C B Gilbert - Landscape evidence Appendix D G Sole - Wastewater evidence J Blyth - Hydrology evidence M Dixon - Ecology evidence M Langman - Planning evidence M Langman - Planning evidence Appendix 1-3	Strategic direction Alignment with zone outcomes Higher order direction Reasons for the request Assessment of site suitability and potential effects of rezoning	Refer to Appendix 2 of Mr Langman's evidence. At a high level, I agree with some of Mr Langman's assessment of strategic objectives and I agree that a lack of engagement with tangata whenua has made it unclear the extent to which the proposal is consistent with the cultural prosperity strategic objectives. I am unable to agree with elements of Mr Langman's assessment that rely on the Puwheke Spatial Strategy (particularly the consideration of the environmental prosperity strategic objectives) as this is not incorporated into the rezoning request, so there is no assurance that development will be achieved in accordance with this strategy. Also disagree with assessment of SD-UFD-O3 with respect to infrastructure as the required infrastructure is not in place and new wastewater treatment assets are unlikely to be supported by FNDC in this location for the reasons set out in Section 4.4.13 of the section 42A report. Refer to Appendix 3 of Mr Langman's evidence and commentary in Section 4.4.13 of the section 42A report. Refer to paragraphs 58-83 and Appendix 1 of Mr Langman's evidence and commentary in Section 4.4.13 of the section 42A report. Provided by submitter as per original submission (detailed in column 4 of this table) and updated in paragraphs 23-24 and 47-57 of Mr Langman's evidence. Refer Section 4.4.13 of the section 42A report for officer comments. Refer to paragraphs 84-108 of Mr Langman's evidence and commentary in Section 4.4.13 of the section 42A report. Note that the evidence of Ms Gilbert with respect to landscape and Ms Dixon with respect to ecology is difficult to rely on in this section as the masterplan (which their evidence is based on) is not proposed to be included in the PDP. As such, they have not provided an assessment of the full scale rezoning request outlined by Mr Langman. N/A for RLZ part of the rezoning request – water supply and wastewater treatment would be addressed on site in a RLZ. Refer to evidence of Mr Sole with respect to wastewater servicing of the requested urban rezoning and the commentary in Section 4.4.13 of the section 42A report. Also note that Mr Sole's evidence is based on the development enabled by the masterplan, not the full rezoning of Area A, as outlined by Mr Langman. Mr Langman has undertaken a brief, lay perspective assessment in his evidence at paragraph 104, however see commentary from Mr Collins in Appendix 3 of this report for potential unaddressed traffic issues. S551.001 – 2 Further Submissions Refer to paragraph's 42-46 of Mr Langman's evidence for extent of consultation with other parties and commentary in Section 4.4.13 of the section 42A report. Note that, despite evidence that there are strong cultural associations with the site, no iwi engagement has occurred. S552.001 – 2 Further Submissions Refer to paragraph's 42-46 of Mr Langman's evidence for extent of consultation with other parties and commentary in Section 4.4.13 of the section 42A report. Note that, despite evidence that there are strong cultural associations with the site, no iwi engagement has occurred. Rural Production Zone Coastal Environment Outstanding Natural Landscape High Natural Character Outstanding Natural Character Coastal Flood Zone 1, 2 & 3	Costs – Unclear due to the disconnect between the extent of rezoning and the Puwheke Spatial Strategy plus several information gaps as outlined in the section 42A report – potentially adverse effects on landscape values, ecology, hydrology, cultural values, the transport network etc if the full extent of rezoning was approved Cost to ratepayers for ongoing operation and maintenance of a second wastewater treatment facility in a location that benefits a small population Benefits – Economic benefits to landowners able to further subdivide land in close proximity to Rangiputa Potential for improved wastewater services to the Rangiputa settlement Risks of acting or not acting Risk of acting is that the potential benefits associated with the Puwheke Spatial Strategy will not be realised under the current proposal with no mechanism to ensure development proceeds in accordance with the strategy Also risks associated with information gaps, particularly around cultural effects (due to lack of engagement with tangata whenua) and transport effects, as well of lack of engagement with the community. Unclear whether the nominal reference to a masterplan in the original submission would have been sufficient for the local community to understand the scale and nature of land use change proposed under the Puwheke Spatial Strategy. Risks of not acting are low as the status quo will be maintained by the RPROZ zoning
S552.001 Trustees of the Taranaki Trust	Lot 2 DP 446414 700 Rangiputa Road, Karikari (See map below provided by submitter)	Rezone 700 Rangiputa Road, Karikari from Rural Production to different zones based on location see map Part A - Mixed use/ Residential Part B- Rural Lifestyle Part C - Rural Production Alternatively, Rural Lifestyle or Rural Settlement zoning is sought for the property at 700 Rangiputa Road, Karikari Peninsula.	The land use for this 52 ha property is currently Lifestyle – Multiuse (see Schedule 1 attached FNDC rating info). The property is owned by a family trust and has two modern dwellings, 4 older style batches and 2 sheds. The FNDC PDP now proposes that this property is zoned Rural Production. This submission is that this use of this land which is adjacent to a residential area (Rangiputa settlement) and is used for residential purposes such as accommodation is not compatible with the purpose, character and amenity of a Rural Production zone. Rezoning of land adjacent to the Rangiputa settlement as Rural lifestyle / Mixed Use / Residential, with the balance as Rural Production will allow for the planned expansion of the existing Rangiputa settlement in accordance with the strategic direction objectives for urban from and development, while allowing for a mix of housing typologies		Infrastructure (three waters) servicing Transport infrastructure Consultation and further submissions Other relevant matters		

Appendix 1.12 Evaluation of Rezoning Submissions Lucklaw Farm Ltd and Trustees of the Taranaki Trust

					Section 32AA evaluation	N/A – not recommending a change in zoning	
Recommendation Retain notified zoning. Reject original submission and further submissions in support and accept further submissions in opposition.							

Map of requested rezoning of Lucklaw Farm north of Rangiputa

Map is from original submission and evidence from both submitters. Area A is requested to be rezoned General Residential/Mixed Use, while Area B is requested to be rezoned RLZ. Area C remains RPROZ.



Appendix 1.13 Evaluation of Rezoning Submissions Meridian Farm Ltd

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S403.001 Meridian Farm Ltd	Lot 2 DP 376997 Lot 2, Purerua Road, Kerikeri 0294 Lot 3 DP 596251 Lot 3, Meridian Drive, Kerikeri 0294 <i>(See the map below that shows the two sites, provided by the submitter – note legal descriptions have changed since original submission)</i>	Amend the zoning of 119 Redcliffs Road, Kerikeri (Lot 1 DP 94462 and Lot 2 DP 376997) as shown in the attached Figure 1 to Rural Lifestyle from Rural Production.	1. The site does not contain soils that are suitable for productive purposes. The site contains only a thin layer of topsoil that is underlaid by heavy clay and some brown rock. Much of the site is also encumbered by volcanic rocks, which inhibits the site for productive use. 2. There is already subdivision approved for the subject site (referenced 2220308-RMASUB). An additional subdivision consent is currently in the process of being processed by FNDC. Therefore, the proposed rezoning will reflect the existing/approved uses of the site. 3. The land is close to Kerikeri Centre (6ks), has good road access to town and Marina. School Bus service etc. 4. The neighbouring land (across Redcliffs Rd) is rezoned in PDP. Neighbouring land (ex-horticultural land) across the Rangitane River is used for residential. 5. To fertilise the poor clay soil means inevitable run off into Rangitane River that borders land.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence Meridian Farm Ltd, S403 - J Henehan, Planning evidence	Strategic direction Alignment with zone outcomes Higher order direction Reasons for the request Assessment of site suitability and potential effects of rezoning Infrastructure (three waters) servicing Transport infrastructure Consultation and further submissions Other relevant matters Section 32AA evaluation	Refer to paragraphs 7.1-7.5 of Mr Henehan's evidence. I note that Mr Henehan has commented on alignment with the rural, historic/cultural wellbeing and natural environment strategic direction objectives and considers that the Urban Form and Development chapter is irrelevant as a RLZ zoning is sought. While I appreciate the RLZ is not urban growth, given the site is in close proximity to Kerikeri and Waipapa (under pressure urban growth areas), consideration should still be given to whether the rezoning proposal would support a compact urban form (SD-UFD-O2), particularly in the context of the growth objectives of the KKWSP. Refer to paragraphs 7.6-7.11 of Mr Henehan's evidence and commentary in Section 4.4.3 of the section 42A report. Refer to paragraphs 7.12-7.23 of Mr Henehan's evidence and commentary in Section 4.4.3 of the section 42A report. Provided by submitter as per original submission (detailed in column 4 of this table). Refer Section 4.4.3 of the section 42A report for officer comments. Refer to paragraphs 7.25-7.29 of Mr Henehan's evidence and commentary in Section 4.4.3 of the section 42A report. N/A – water supply and wastewater treatment would be addressed on site in a RLZ. Mr Henehan has undertaken a brief, lay perspective assessment in his evidence, however see commentary from Mr Collins in Appendix 3 of this report for potential unaddressed traffic issues. 5 Further Submissions Rural Production Zone N/A – not recommending a change in zoning	Costs – Increased traffic congestion and pressure on the Heritage bypass Additional growth pressure and potential reverse sensitivity effects on rural land to the north if zone interface boundary is moved further north from the more defensible roads and rivers that define the boundary in the PDP as notified Benefits – Economic benefits to landowners able to further subdivide land in close proximity to Kerikeri and Waipapa Risks of acting or not acting Risks of acting include undermining the ability to achieve a compact urban form around Kerikeri and Waipapa, risk of oversupply of land, risk of necessitating earlier upgrades to the Heritage Bypass, no engagement with adjacent landowners Risks of not acting are low as the status quo will be maintained by the RPROZ zoning
Recommendation Retain notified zoning. Reject original submission and further submissions in support and accept further submissions in opposition.							

Appendix 1.13 Evaluation of Rezoning Submissions Meridian Farm Ltd

Map of Redcliffs Road, Kerikeri

Map provided by the submitter shows the sites mentioned in the submission.



Appendix 1.14 Evaluation of Rezoning Submissions Michael John Winch

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S67.019 Michael John Winch	Otaipango Road and Henderson Bay Road <i>(See table below of the legal descriptions and address of the sites and map provided by the submitter)</i>	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).	I oppose the Rural Production zoning of my land and surrounding properties at Henderson Bay. My land and the surrounding properties comprise 4 to 6 ha blocks of land largely covered with a mix of native and exotic trees. Most of the properties have residential units. The land is not suitable for farming or productive forestry and should not be zoned Rural Production. The land and current land use is more appropriately zoned Rural Lifestyle.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence Michael John Winch, S67, FS241 - Hearing evidence	Strategic direction	Refer to paragraphs 13-15 and Appendix 3 of Mr Winch's evidence. I agree in principle with Mr Winch that, in this location, the most relevant strategic objectives are those for the Rural Environment and that the rezoning is not inconsistent with these. However, I consider that the large areas of indigenous vegetation on the sites located in the coastal environment warrant consideration under the natural environment strategic objectives, which have not been assessed. I consider that further fragmentation of the land will likely result in loss of indigenous biodiversity and a more intensively built up coastal environment, with neither outcome being consistent with SD-EP-O5 or SD-EP-O6.	Costs – Unresolved transport network issues with quality of road and intersection with the state highway Loss of indigenous biodiversity and coastal environment values through more intensive subdivision and residential use Unresolved natural hazard risks for some properties if subdivided Additional growth pressure and potential reverse sensitivity effects on surrounding rural land Benefits – Economic benefits to landowners able to further subdivide land Risks of acting or not acting Risks of acting include push back from affected landowners who have further submitted in opposition to this location being intensified, no engagement with adjacent landowners or tangata whenua, lack of information about mitigating transport effects, protecting indigenous biodiversity values or managing natural hazards Risks of not acting are low as the status quo will be maintained by the RPROZ zoning
					Alignment with zone outcomes	Refer to paragraphs 16-24 and Appendices 3 and 4 of Mr Winch's evidence and commentary in Section 4.4.14 of the section 42A report.	
					Higher order direction	Refer to paragraphs 27-38 of Mr Winch's evidence and commentary in Section 4.4.14 of the section 42A report.	
					Reasons for the request	Provided by submitter as per original submission (detailed in column 4 of this table) and updated in paragraphs 39-43 of Mr Winch's evidence. Refer Section 4.4.14 of the section 42A report for officer comments.	
					Assessment of site suitability and potential effects of rezoning	Refer to paragraphs 44-50 of Mr Winch's evidence and commentary in Section 4.4.14 of the section 42A report.	
					Infrastructure (three waters) servicing	N/A – water supply and wastewater treatment would be addressed on site in a RLZ.	
					Transport infrastructure	Mr Winch has undertaken a brief, lay perspective assessment in his evidence, however see commentary from Mr Collins in Appendix 3 of this report for potential unaddressed traffic issues.	
					Consultation and further submissions	7 Further Submissions	
					Other relevant matters	Various Sites Contain: Rural Production Zone Treaty Settlement Area of Interest Coastal Environment Coastal Flood Zone 1, 2 & 3 River Flood Hazard Zone – 10year ARI Event River Flood Hazard Zone – 100year ARI Event	
					Section 32AA evaluation	N/A – not recommending a change in zoning	
Recommendation Retain notified zoning. Reject original submission and further submissions in support and accept further submissions in opposition.							

Address	Legal Description	Address	Legal Description
455 Henderson Bay Road, Ngataki 0484	Lot 1 DP 72042	Lot 1, Otaipango Road, Ngataki 0484	Lot 1 DP 410588

Appendix 1.14 Evaluation of Rezoning Submissions Michael John Winch

Lot 3, Henderson Bay Road, Ngataki 0484	Lot 3 DP 72042	513 Henderson Bay Road, Ngataki 0484	Lot 2 DP 410588
481 Henderson Bay Road, Ngataki 0484	Lot 4 DP 72042	463 Henderson Bay Road, Ngataki 0484	Lot 1 DP 336030
501 Henderson Bay Road, Ngataki 0484	Lot 5 DP 72042	455 Henderson Bay Road, Ngataki 0484	Lot 2 DP 336030
503 Henderson Bay Road, Ngataki 0484	Lot 6 DP 72042		
67 Otaipango Road, Kaitaia 0484	Lot 9 DP 72042		
98 Otaipango Road, Kaitaia 0484	Lot 10 DP 72042		
98 Otaipango Road, Kaitaia 0484	Lot 11 DP 72042		
88 Otaipango Road, Kaitaia 0484	Lot 12 DP 72042		
76 Otaipango Road, Kaitaia 0484	Lot 13 DP 72042		
19 Kauere Road, Ngataki 0484	Lot 14 DP 72042		
18 Kauere Road, Ngataki	Lot 15 DP 72042		
40 Otaipango Road, Kaitaia 0484	Lot 16 DP 72042		
34 Otaipango Road, Kaitaia 0484	Lot 17 DP 72042		
30 Otaipango Road, Kaitaia 0484	Lot 18 DP 72042		
18 Otaipango Road, Kaitaia 0484	Lot 19 DP 72042		
561 Henderson Bay Road, Ngataki 0484	Lot 20 DP 72042		
458 Henderson Bay Road, Ngataki 0484	Lot 21 DP 72042		
Lot 22, Henderson Bay Road, Ngataki 0484	Lot 22 DP 72042		
478 Henderson Bay Road, Ngataki 0484	Lot 23 DP 72042		
490 Henderson Bay Road, Ngataki 0484	Lot 24 DP 72042		
494 Henderson Bay Road, Ngataki 0484	Lot 25 DP 72042		
506 Henderson Bay Road, Ngataki 0484	Lot 26 DP 72042		
516 Henderson Bay Road, Ngataki 0484	Lot 27 DP 72042		
Lot 28, Henderson Bay Road, Ngataki 0484	Lot 28 DP 72042		
538 Henderson Bay Road, Ngataki 0484	Lot 29 DP 72042		
552A Henderson Bay Road, Ngataki 0484	Lot 30 DP 72042		
556 Henderson Bay Road, Ngataki 0484	Lot 31 DP 72042		

Appendix 1.14 Evaluation of Rezoning Submissions Michael John Winch

Map of Otaipango Road and Henderson Bay Road

The area within the yellow line are the sites mentioned within the submission above.



Appendix 1.15 Evaluation of Rezoning Submissions Murray and Sandra Wilson

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S406.001 Murray and Sandra Wilson Submissions with a similar request who did not opt in S265.001 Miles Valentine 1 Further Submission	Rangiputa Road (See table below for the legal descriptions and address of the sites and a map of the assumed area of sites)	amend zoning from Rural production zone to rural lifestyle zone for all the properties west of rangiputa rd from Approximately 300 Rangiputa rd to south of the recreation reserve at 699 rangiputa rd. Approx. 30 properties.	We have lived at Rangiputa since 1991. In this time the land west of rangiputa rd from approximately 300 rangiputa rd to south of the recreation reserve at 699 rangiputa rd has been subdivided from 10 titles into 30 titles. These properties range in size from 6500 sq metres to 14ha with most in the 3ha to 4 ha range. These properties now fit best into the rural lifestyle zone as this zone best matches the current size of the properties now.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence Murray and Sandra Wilson, S406 - Hearing statement	Strategic direction	N/A – submitter has not undertaken an assessment	Costs – Unresolved natural hazard risks for some properties if subdivided Additional growth pressure and potential reverse sensitivity effects on surrounding rural land as intensification spreads further down the coastline Benefits – Economic benefits to landowners able to further subdivide land Risks of acting or not acting Risks of acting are potential pushback from affected landowners that have not been consulted and do not wish this area to be more intensively subdivided No expert evidence has been provided on any matter to support the scale of rezoning requested Risks of not acting are low as status quo will be maintained by RPROZ zoning
					Alignment with zone outcomes	N/A – submitter has not undertaken an assessment. Refer Section 4.4.12 of the section 42A report for officer comments.	
					Higher order direction	N/A – submitter has not undertaken an assessment	
					Reasons for the request	Provided by submitter as per original submission (detailed in column 4 of this table) and confirmed in follow up email post pre-hearing meeting. Refer Section 4.4.12 of the section 42A report for officer comments.	
					Assessment of site suitability and potential effects of rezoning	N/A – submitter has not undertaken an assessment. Refer Section 4.4.12 of the section 42A report for officer comments.	
					Infrastructure (three waters) servicing	N/A – water supply and wastewater treatment would be addressed on site in a RLZ	
					Transport infrastructure	N/A – submitter has not undertaken an assessment	
					Consultation and further submissions	2 Further Submission	
					Other relevant matters	Various Sites Contain: Rural Production Zone Coastal Environment Variation 1 Coastal Flood Zone 1, 2 & 3 High Natural Character Outstanding Natural Character Coastal Erosion Zone 1, 2 & 3 Coastal Flood Zone 2 River Flood Hazard Zone – 10year ARI Event River Flood Hazard Zone – 100year ARI Event	
Section 32AA evaluation	N/A – not recommending a change in zoning						
Recommendation Retain notified zoning. Reject original submission and further submissions in support and accept further submissions in opposition.							

Address	Legal Description	Address	Legal Description
Lot 1, Rangiputa Road, Karikari Peninsula 0483	Lot 1 DP 363027	Gillies Road, Karikari Peninsula 0483	Lot 1 DP 355293
615 Rangiputa Road, Karikari Peninsula 0483	Lot 2 DP 363027	457 Rangiputa Road, Karikari Peninsula 0483	Lot 2 DP 330928

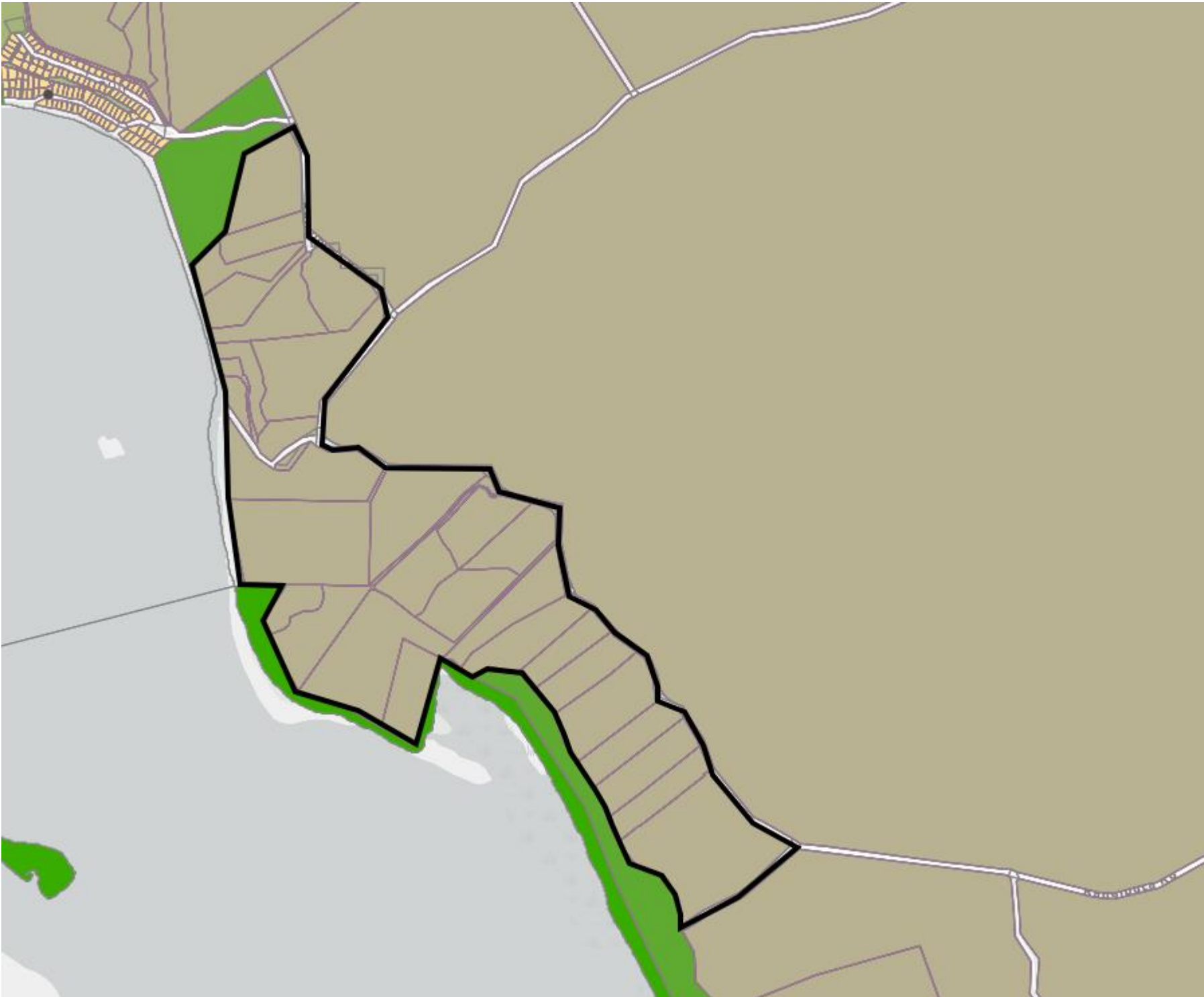
Appendix 1.15 Evaluation of Rezoning Submissions Murray and Sandra Wilson

Lot 3, Rangiputa Road, Karikari Peninsula 0483	Lot 3 DP 363027	485 Rangiputa Road, Karikari Peninsula 0483	Section 1 Block II Rangaunu SD
613 Rangiputa Road, Karikari Peninsula 0483	Lot 1 DP 123340	441A Rangiputa Road, Karikari Peninsula 0483	Lot 2 DP 470508
611 Rangiputa Road, Karikari Peninsula 0483	Lot 2 DP 544969	441B Rangiputa Road, Karikari Peninsula 0483	Lot 1 DP 470508
Lot 3, Rangiputa Road, Karikari Peninsula 0483	Lot 3 DP 544969	Lot 4, Rangiputa Road, Karikari Peninsula 0483	Lot 4 DP 330928
555 Rangiputa Road, Karikari Peninsula 0483	Lot 1 DP 530260	Lot 3, Rangiputa Road, Karikari Peninsula 0483	Lot 3 DP 330928
34A Gillies Road, Karikari Peninsula 0483	Lot 3 DP 530260	411 Rangiputa Road, Karikari Peninsula 0483	Lot 5 DP 330928
34 Gillies Road, Karikari Peninsula 0483	Lot 1 DP 312882	409B Rangiputa Road, Karikari Peninsula 0483	Lot 6 DP 330928
44 Gillies Road, Karikari Peninsula 0483	Lot 1 DP 149495	Lot 7, Rangiputa Road, Karikari Peninsula 0483	Lot 7 DP 330928
6 Gillies Road, Karikari Peninsula 0483	Lot 2 DP 312882	409A Rangiputa Road, Karikari Peninsula 0483	Lot 1 DP 108093
6 Gillies Road, Karikari Peninsula 0483	Section 24 SO 316785	Lot 1, Rangiputa Road, Karikari Peninsula 0483	Lot 1 DP 472184
Rangiputa Road, Karikari Peninsula 0483	Lot 3 DP 132053	385 Rangiputa Road, Karikari Peninsula 0483	Lot 2 DP 472184
Rangiputa Road, Karikari Peninsula 0483	Section 1 SO 63955	377 Rangiputa Road, Karikari Peninsula 0483	Lot 3 DP 472184
365 Rangiputa Road, Karikari Peninsula 0483	Lot 2 DP 178955	353 Rangiputa Road, Karikari Peninsula 0483	Lot 3 DP 178955
335 Rangiputa Road, Karikari Peninsula 0483	Lot 5 DP 171739	321 Rangiputa Road, Karikari Peninsula 0483	Lot 1 DP 512992
Lot 2, Rangiputa Road, Karikari Peninsula 0483	Lot 2 DP 512992	601 Inland Road, Karikari Peninsula 0483	Lot 13 DP 172526

Appendix 1.15 Evaluation of Rezoning Submissions Murray and Sandra Wilson

Map of sites along Rangiputa Road

Assumed sites mentioned in the submission lie within the black outline.



Appendix 1.16 Evaluation of Rezoning Submissions Musson Family Trust

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S404.001 Musson Family Trust	Houhora Heads Road, Pukenui <i>(See table below for the legal descriptions and address of the sites and a map of the area of sites)</i>	Amend to rezone from Rural Lifestyle to Settlement Zone, 30 Houhora Heads Road, Pukenui and the surrounding properties (outlined in blue in Figure 4 in the full submission) to Settlement zone.	Refer to full submissions for detailed reason(s) for decision sought which include, but not limited to, the following: Rural Lifestyle Zone will 'downzone' the site in terms of its development and subdivision potential; rezoning the land Settlement Zone will provide for the residential yield lost as a result of the development restriction posed by the wetlands on Lot 7 DP 204703; highly productive land will not be comprised by further subdivision; the subject land is already developed at a residential density and pattern of development that exceeds the density provisions of the proposed Rural Lifestyle Zone; there is high demand for housing in the area, particularly for works employed by the growing number of orchards throughout the region; and the Settlement Zone is the most efficient and effective means of achieving Part 2 of the RMA.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence Musson Family Trust, S404 - J Henehan, Planning evidence	Strategic direction	Refer to paragraphs 6.2-6.7 of Mr Henehan's evidence. While I agree with some aspects of Mr Henehan's assessment I disagree that the urban form and development strategic objectives are irrelevant as the RSZ is a form of urban development without full access to three waters reticulated networks. Proposing an extension to the RSZ onto land subject to natural hazards without consideration of how those hazards would be managed is inconsistent with direction to supporting a compact urban form in areas that are resilient and adaptive to the impacts of natural hazards or climate change (SD-UFD-O2 and SD-UFD-O4).	Costs – Unresolved transport network issues with intersection with the state highway Unresolved natural hazard risks for some properties if subdivided Undermine the ability of the settlement to develop cohesively around a central location by oversupplying land Benefits – Economic benefits to landowners able to further subdivide land Risks of acting or not acting Risks of acting include push back from affected landowners who do not wish to see this location being intensified, no engagement with adjacent landowners or tangata whenua, lack of information about mitigating transport effects or managing natural hazards, lack of information that additional capacity is needed in this location Risks of not acting are low as the status quo will be maintained by the RLZ zoning
					Alignment with zone outcomes	Refer to paragraphs 6.8-6.9 of Mr Henehan's evidence and commentary in Section 4.4.10 of the section 42A report.	
					Higher order direction	Refer to paragraphs 6.10-6.21 of Mr Henehan's evidence and commentary in Section 4.4.10 of the section 42A report.	
					Reasons for the request	Provided by submitter as per original submission (detailed in column 4 of this table) and updated in Section 5 of Mr Henehan's evidence. Refer Section 4.4.10 of the section 42A report for officer comments.	
					Assessment of site suitability and potential effects of rezoning	Refer to paragraphs 6.22-6.26 of Mr Henehan's evidence and commentary in Section 4.4.10 of the section 42A report.	
					Infrastructure (three waters) servicing	N/A – water supply and wastewater treatment would be addressed on site in a RSZ.	
					Transport infrastructure	Mr Henehan has undertaken a brief, lay perspective assessment in his evidence, however see commentary from Mr Collins in Appendix 3 of this report for potential unaddressed traffic issues.	
					Consultation and further submissions	0 Further Submissions	
					Other relevant matters	Various Sites Contain: Rural Lifestyle Zone Treaty Settlement Area of Interest River Flood Hazard Zone – 10year ARI Event River Flood Hazard Zone – 100year ARI Event Coastal Flood Zone 1, 2 & 3	
					Section 32AA evaluation	N/A – not recommending a change in zoning	
Recommendation Retain notified zoning. Reject original submission.							

Address	Legal Description
2 Houhora Heads Road, Houhora	Lot 1 DP 103614

Appendix 1.16 Evaluation of Rezoning Submissions Musson Family Trust

12 Houhora Heads Road, Houhora 0484	Lot 1 DP 328077
20-22 Houhora Heads Road, Houhora 0484	Lot 2 DP 328077
Lot 3, Houhora Heads Road, Houhora 0484	Lot 3 DP 530683
30 Houhora Heads Road, Houhora 0484	Lot 4 DP 530683
Lot 2, Houhora Heads Road, Houhora 0484	Lot 2 DP 530683
36 Houhora Heads Road, Houhora 0484	Lot 5 DP 503751
44 Houhora Heads Road, Houhora 0484	Lot 6 DP 530683
54 Houhora Heads Road, Houhora 0484	Part Lot 1 DP 103717
Lot 1, Houhora Heads Road, Houhora 0484	Lot 1 DP 530683
76A Houhora Heads Road, Houhora 0484	Lot 1 DP 156112
76B Houhora Heads Road, Houhora 0484	Lot 10 DP 156112
Lot 9, Houhora Heads Road, Houhora 0484	Lot 9 DP 156112
Lot 8, Houhora Heads Road, Houhora 0484	Lot 8 DP 156112
76D Houhora Heads Road, Houhora 0484	Lot 7 DP 156112
Lot 2, Houhora Heads Road, Houhora 0484	Lot 2 DP 156112
86 Houhora Heads Road, Houhora 0484	Lot 3 DP 156112
76C Houhora Heads Road, Houhora 0484	Lot 4 DP 156112
Lot 5, Houhora Heads Road, Houhora 0484	Lot 5 DP 156112
76E Houhora Heads Road, Houhora 0484	Lot 6 DP 156112
221 Houhora Heads Road, Houhora 0484	Lot 8 DP 204703

Map of Houhora Head Road, Houhora

Map provided by the submitter; the blue sites are the areas mentioned in the submissions.



Appendix 1.17 Evaluation of Rezoning Submissions Neil Construction Limited

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
<p>S349.001 Neil Construction Limited</p> <p>Submissions with a similar request who did not opt in</p> <p>S288.004 Tristan Simpkin 19 Further Submissions</p> <p>S284.004 Trent Simpkin 19 Further Submissions</p>	<p>Kapiro Road, Fernbird Grove, Blue Penguin Drive, Spoonbill Drive and Fantail Rise</p> <p>(See table below for the legal descriptions and address of the sites and a map of the area)</p>	<p>Amend the zoning of land currently zoned Rural Lifestyle at Lot 1 1001, Kapiro Rd, Kerikeri and the properties serviced by Fernbird Grove, Blue Penguin Drive, Spoonbill Drive and Fantail Rise (refer submission) to Rural Residential.</p>	<p>The Submitter is concerned that the Rural Lifestyle Zone is not an appropriate zoning for the land it owns, or for the land to the east that has previously been subdivided. The Submitter's 68.2940ha landholding is not in the coastal environment and is not subject to any other overlays related to natural features or landscapes or any particular constraints that would make more intensive rural residential development inappropriate.</p> <p>The land is essentially the same in terms of its characteristics as the land it adjoins to the south, which is proposed to be identified as Rural Residential Zone. Its inclusion within the proposed Rural Residential Zone would enable a coherent and unbroken band of rural residential land surrounding the urban area of Kerikeri to the north and wrapping around the coastal edge. The requested rezoning to Rural Residential Zone would provide defensible boundaries to the zone in the form of the Rangitane River, the Kerikeri Inlet, and Redcliffs Road. The relatively challenging contour of the land and its mixed soil quality mean that its use for any significant productive rural purpose is remote, particularly if it is subdivided to the extent that is anticipated by the proposed Rural Lifestyle Zone.</p> <p>Established rural residential development to the south and east will impose significant potential for reverse sensitivity effects that would further constrain productive use of the land. A better outcome in these circumstances is to utilise the land more efficiently for rural residential use, adding much needed housing to Kerikeri in a way that does not impose any burden on the community in terms of providing or funding infrastructure. The proposed Rural Lifestyle Zone would still result in fragmentation of rural land, but would simply use the land in a manner that is inefficient.</p>	<p>Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5.</p> <p>Pre-circulated evidence G Rigg, Hearing evidence P Brown, Planning evidence P Brown, Supplementary information</p>	<p>Strategic direction</p> <p>Alignment with zone outcomes</p> <p>Higher order direction</p> <p>Reasons for the request</p> <p>Assessment of site suitability and potential effects of rezoning</p> <p>Infrastructure (three waters) servicing</p> <p>Transport infrastructure</p> <p>Consultation and further submissions</p> <p>Other relevant matters</p> <p>Section 32AA evaluation</p>	<p>Refer to Appendix A of Mr Brown's evidence. Analysis of proposal compared to strategic direction objectives is not substantive, however this is proportionate given the requested rezoning will not enable additional development opportunities beyond what has been authorised by previous subdivision consents.</p> <p>Refer to paragraphs 15-33 of Mr Brown's evidence. Refer to commentary in Section 4.4.4 of the section 42A report.</p> <p>Refer to Appendix A of Mr Brown's evidence – analysis is not substantive but proportionate given the requested rezoning will not enable additional development opportunities beyond what has been authorised by previous subdivision consents.</p> <p>Refer to paragraphs 15-33 of Mr Brown's evidence. Refer to commentary in Section 4.4.4 of the section 42A report.</p> <p>Refer to Appendix A of Mr Brown's evidence – agree that these matters have been appropriately addressed through previous subdivision consents.</p> <p>N/A – water supply and wastewater treatment would be addressed on site in a RRZ.</p> <p>Refer to Appendix A of Mr Brown's evidence – agree that these matters have been appropriately addressed through previous subdivision consents.</p> <p>14 Further Submissions</p> <p>Various Sites Contain: Rural Lifestyle Zone River Flood Hazard Zone – 10year ARI Event River Flood Hazard Zone – 100year ARI Event Coastal Flood Zone 1, 2 & 3 Coastal Environment</p> <p>Refer to paragraphs 35-42 of Mr Brown's evidence. I concur with this assessment.</p>	<p>Costs –</p> <p>No costs identified beyond the level of development already authorised by existing subdivision consents</p> <p>Benefits –</p> <p>Better alignment between the consented scale of development and zone provisions</p> <p>Risks of acting or not acting</p> <p>Risks of acting are low as there is extensive information available about the scale of land use/subdivision enabled by both the subdivision consent and the recommended RRZ zone</p> <p>Small risk of further intensification in the coastal environment, but relatively similar to the potential for further intensification under the notified PDP zoning of RLZ</p> <p>Risks of not acting are set out in the section 32AA evaluation in paragraphs 35-42 of Mr Browns' evidence.</p>

Appendix 1.17 Evaluation of Rezoning Submissions Neil Construction Limited

Recommendation
Rezone land to RRZ zone. Accept original submission and further submissions in support and reject further submissions in opposition.

Address	Legal Description	Address	Legal Description
Lot 1001, Kapiro Road, Kerikeri 0294	Lot 1001 DP 532487	3 Fantail Rise, Kerikeri 0294	Lot 30 DP 494309
1 Blue Penguin Drive, Kerikeri 0294	Lot 32 DP 494309	2 Fantail Rise, Kerikeri 0294	Lot 29 DP 494309
3 Blue Penguin Drive, Kerikeri 0294	Lot 31 DP 494309	1 Fernbird Grove, Kerikeri 0294	Lot 25 DP 494309
7 Blue Penguin Drive, Kerikeri 0294	Lot 28 DP 494309	3 Fernbird Grove, Kerikeri 0294	Lot 56 DP 532487
9 Blue Penguin Drive, Kerikeri 0294	Lot 27 DP 494309	5 Fernbird Grove, Kerikeri 0294	Lot 55 DP 532487
11 Blue Penguin Drive, Kerikeri 0294	Lot 26 DP 494309	7 Fernbird Grove, Kerikeri 0294	Lot 54 DP 532487
17 Blue Penguin Drive, Kerikeri 0294	Lot 22 DP 494309	9 Fernbird Grove, Kerikeri 0294	Lot 53 DP 532487
23 Blue Penguin Drive, Kerikeri 0294	Lot 19 DP 494309	11 Fernbird Grove, Kerikeri 0294	Lot 52 DP 532487
21 Blue Penguin Drive, Kerikeri 0294	Lot 20 DP 494309	13 Fernbird Grove, Kerikeri 0294	Lot 51 DP 532487
19 Blue Penguin Drive, Kerikeri 0294	Lot 21 DP 494309	15 Fernbird Grove, Kerikeri 0294	Lot 50 DP 532487
23 Blue Penguin Drive, Kerikeri 0294	Lot 19 DP 494309	17 Fernbird Grove, Kerikeri 0294	Lot 49 DP 532487
25 Blue Penguin Drive, Kerikeri 0294	Lot 18 DP 494309	21 Fernbird Grove, Kerikeri 0294	Lot 48 DP 532487
27 Blue Penguin Drive, Kerikeri 0294	Lot 17 DP 494309	Lot 200, Kapiro Road, Kerikeri 0294	Lot 200 DP 532487
29 Blue Penguin Drive, Kerikeri 0294	Lot 16 DP 494309	24 Fernbird Grove, Kerikeri 0294	Lot 47 DP 532487
31 Blue Penguin Drive, Kerikeri 0294	Lot 37 DP 505455	22 Fernbird Grove, Kerikeri 0294	Lot 46 DP 532487
33 Blue Penguin Drive, Kerikeri 0294	Lot 36 DP 505455	20 Fernbird Grove, Kerikeri 0294	Lot 45 DP 532487
Lot 101, Blue Penguin Drive, Kerikeri 0294	Lot 101 DP 494309	18 Fernbird Grove, Kerikeri 0294	Lot 44 DP 532487
32 Blue Penguin Drive, Kerikeri 0294	Lot 35 DP 505455	16 Fernbird Grove, Kerikeri 0294	Lot 43 DP 532487
30 Blue Penguin Drive, Kerikeri 0294	Lot 34 DP 505455	14 Fernbird Grove, Kerikeri 0294	Lot 42 DP 532487
28 Blue Penguin Drive, Kerikeri 0294	Lot 33 DP 505455	12 Fernbird Grove, Kerikeri 0294	Lot 41 DP 532487
26 Blue Penguin Drive, Kerikeri 0294	Lot 12 DP 494309	10 Fernbird Grove, Kerikeri 0294	Lot 40 DP 532487
24 Blue Penguin Drive, Kerikeri 0294	Lot 11 DP 494309	8 Fernbird Grove, Kerikeri 0294	Lot 39 DP 532487
22 Blue Penguin Drive, Kerikeri 0294	Lot 10 DP 494309	6 Fernbird Grove, Kerikeri 0294	Lot 38 DP 532487
20 Blue Penguin Drive, Kerikeri 0294	Lot 9 DP 494309	4 Fernbird Grove, Kerikeri 0294	Lot 24 DP 494309
18 Blue Penguin Drive, Kerikeri 0294	Lot 8 DP 494309	2 Fernbird Grove, Kerikeri 0294	Lot 23 DP 494309
16 Blue Penguin Drive, Kerikeri 0294	Lot 7 DP 494309	5 Spoonbill Drive, Kerikeri 0294	Lot 58 DP 532487
14 Blue Penguin Drive, Kerikeri 0294	Lot 6 DP 494309	3 Spoonbill Drive, Kerikeri 0294	Lot 59 DP 532487
12 Blue Penguin Drive, Kerikeri 0294	Lot 5 DP 494309	Lot 57 DP 532487	4 Spoonbill Drive, Kerikeri 0294
10 Blue Penguin Drive, Kerikeri 0294	Lot 4 DP 494309	Lot 3, Kingfisher Drive, Kerikeri 0294	Lot 3 DP 379081

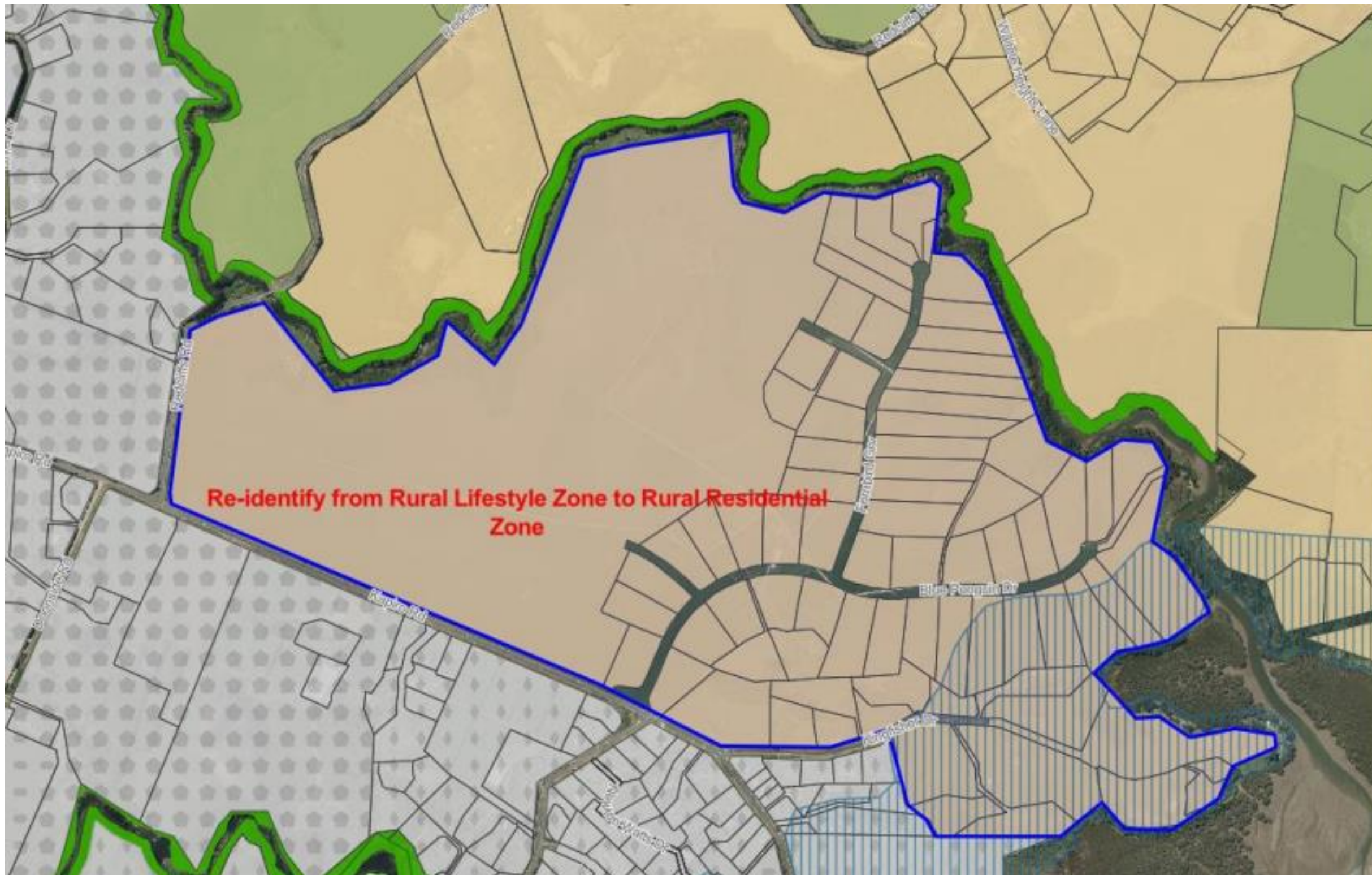
Appendix 1.17 Evaluation of Rezoning Submissions Neil Construction Limited

6 Blue Penguin Drive, Kerikeri 0294	Lot 3 DP 494309	11 Kingfisher Drive, Kerikeri 0294	Lot 1 DP 379081
4 Blue Penguin Drive, Kerikeri 0294	Lot 2 DP 494309	23 Kingfisher Drive, Kerikeri 0294	Lot 2 DP 379081
2 Blue Penguin Drive, Kerikeri 0294	Lot 1 DP 494309	29 Kingfisher Drive, Kerikeri 0294	Lot 2 DP 359913
4 Cleo Jane Memorial Drive, Kerikeri 0294	Lot 2 DP 503502	37 Kingfisher Drive, Kerikeri 0294	Lot 1 DP 359913
3 Cleo Jane Memorial Drive, Kerikeri 0294	Lot 1 DP 503502	43 Kingfisher Drive, Kerikeri 0294	Lot 1 DP 208740
15 Skudders Beach Road, Kerikeri 0294	Lot 2 DP 135938	53 Kingfisher Drive, Kerikeri 0294	Lot 5 DP 317854
55 Kingfisher Drive, Kerikeri 0294	Lot 4 DP 317854	65A Kingfisher Drive, Kerikeri 0294	Lot 1 DP 317854
65B Kingfisher Drive, Kerikeri 0294	Lot 3 DP 333063	65C Kingfisher Drive, Kerikeri 0294	Lot 2 DP 333063
65D Kingfisher Drive, Kerikeri 0294	Lot 1 DP 333063	48 Kingfisher Drive, Kerikeri 0294	Lot 1 DP 425491
44 Kingfisher Drive, Kerikeri 0294	Lot 2 DP 425491	Lot 2, Kingfisher Drive, Kerikeri 0294	Lot 2 DP 345848
Kingfisher Drive, Kerikeri 0294	Lot 3 DP 425491		

Appendix 1.17 Evaluation of Rezoning Submissions Neil Construction Limited

Map of Kapiro Road, Fernbird Grove, Blue Penguin Drive, Spoonbill Drive and Fantail Rise

The sites mentioned in the submission lie within the blue outlined area. The map was provided by the submitter.



Appendix 1.18 Evaluation of Rezoning Submissions Northland Regional Council

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S359.017 Northland Regional Council	Kaikohe <i>(See table below for the legal descriptions and address of the sites and a map of the assumed area of sites)</i>	Amend the planning maps to rezone the service catchment of the mid-north water storage project near Kaikohe from Rural Production to Horticulture (inferred)	Given geography and water supply, the service catchment of the mid-north water storage project near Kaikohe should be zoned for horticulture. The Matawii dam is currently under construction and will supply reliable water to support a shift to horticultural/arable use – strongly recommend rezoning to manage potential for reverse sensitivity and to support land use change which is likely to have economic, employment and greenhouse gas emissions reduction benefits.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence N/A - no pre-circulated evidence provided.	Strategic direction	No evaluation provided by submitter. Would be consistent with strategic direction for the rural environment.	Costs – Potential costs to landowners in Kaikohe not aware of the implications of more stringent land use rules imposed by the Horticulture Precinct Benefits – Additional protection for good quality horticultural land, including better protection of the area from the introduction of more sensitive land uses that could compromise the ability of the land to be used for horticultural purposes Risks of acting or not acting Risks of acting include the imposition of a Horticulture Precinct that has not been drafted with the Kaikohe area in mind, insufficient research has been undertaken into an appropriate spatial extent for the precinct, including consideration of soils/water availability etc, insufficient engagement with the local horticultural industry and/or local community Risk of not acting is low as the subdivision provisions in the RPROZ will maintain the status quo from a fragmentation perspective, some risk that more sensitive activities will establish and compromise the ability for land to fully make use of the water supply from the Matawii dam.
					Alignment with zone outcomes	Horticulture Zone has been amended to a precinct. Precinct provisions focus specifically on the Kerikeri/Waipapa horticultural industry and are not currently drafted to consider horticulture in other areas such as Kaikohe. As such, no alignment with precinct outcomes.	
					Higher order direction	Including more land in a horticulture precinct would not be inconsistent with the NPS-HPL or the RPS, however the Horticulture Precinct as currently drafted is not fit for purpose for other geographic locations. A more effective approach that would better consider higher order direction would be for NRC to consider identifying land around the Matawii Dam as a protected area for horticulture under the NPS-HPL (either through definition as HPL or other mechanisms currently being consulted on).	
					Reasons for the request	Agree with the reasons for the request in principle, but unable to support using the Horticulture Precinct as the mechanism based on current drafting.	
					Assessment of site suitability and potential effects of rezoning	N/A – no assessment undertaken by submitter and point not being pursued.	
					Infrastructure (three waters) servicing	N/A – not required for a rural zone or precinct.	
					Transport infrastructure	N/A – not required for a rezoning request that would maintain the rural use of land, consistent with the notified PDP	
					Consultation and further submissions	9 Further Submissions	
					Other relevant matters	Various Sites Contain: Māori Purpose – Rural Zone, Sport and Active Recreation, Ngawha Innovation and Enterprise Park & Rural Production Zone Outstanding Natural Feature Critical Energy Line Sites and Areas of Significance to Māori	
					Section 32AA evaluation	N/A – not recommending a change in zoning	
Recommendation							
Retain notified zoning. Reject original submission and further submissions in support and accept further submissions in opposition.							

Address	Legal Description	Address	Legal Description
Kohatu-O-Te Haua 14, Ohaeawai Road, Ohaeawai 0472	Kohatu-O-Te Haua 6B Block	5346 State Highway 12, Kaikohe 0473	Kohatu-O-Te Haua 5 Block

Appendix 1.18 Evaluation of Rezoning Submissions Northland Regional Council

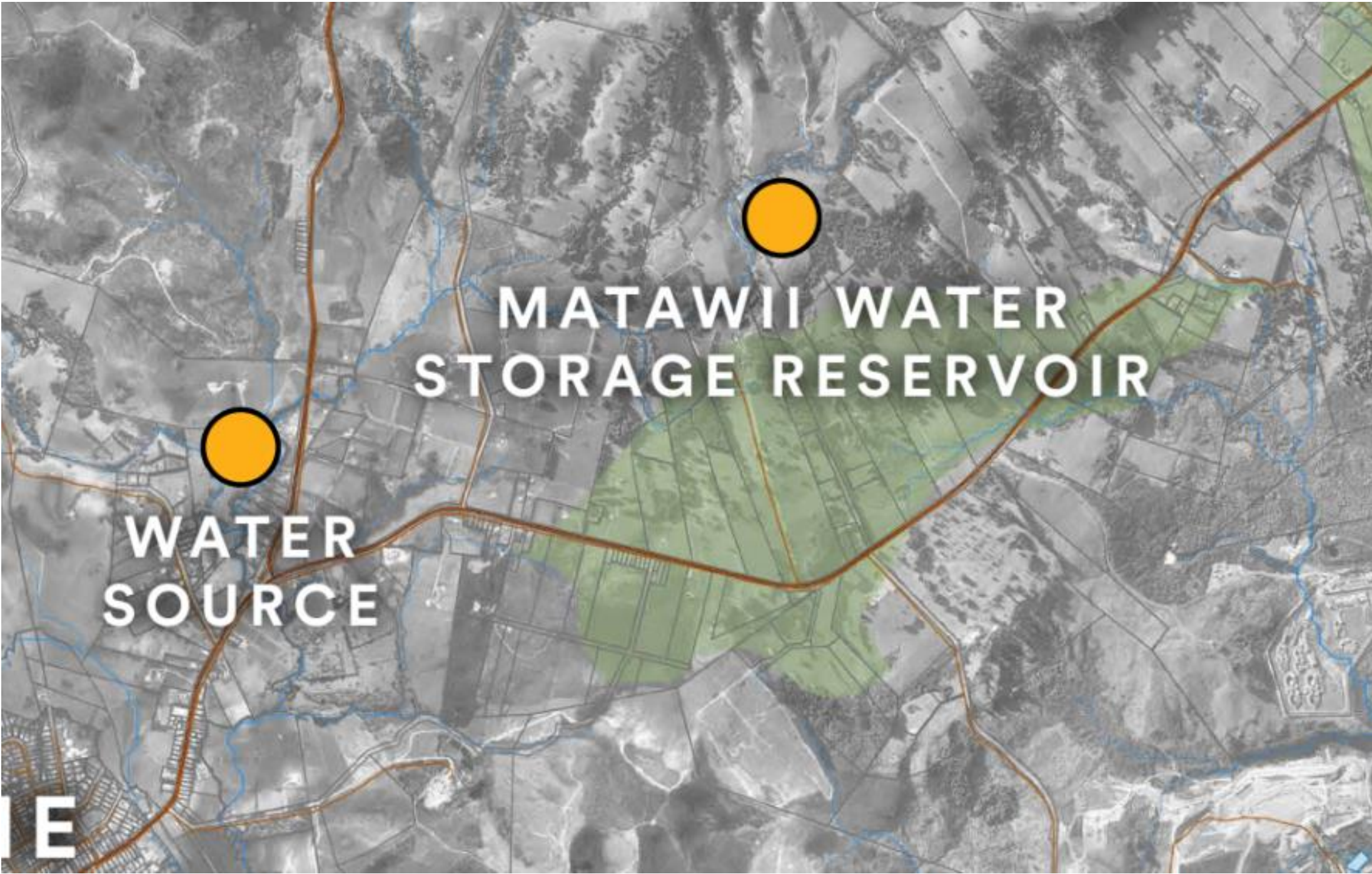
5352 State Highway 12, Kaikohe 0473	Kohatu-O-Te Haua 4A Block	14A-14B Woodbine Lane, Kaikohe 0472	Kohatu-O-Te Haua 4B2Q Block
5358 State Highway 12, Kaikohe 0473	Kohatu-O-Te Haua 4B1 Block	5362 State Highway 12, Kaikohe 0473	Kohatu-O-Te Haua 4B2B Block
5366 State Highway 12, Kaikohe 0473	Kohatu-O-Te Haua 4B2C Block	5368 State Highway 12, Kaikohe 0473	Kohatu-O-Te Haua 4B2D Block
5370A State Highway 12, Kaikohe 0473	Kohatu-O-Te Haua 4B2E Block	5370 State Highway 12, Kaikohe 0473	Kohatu-O-Te Haua 4B2F Block
5372 State Highway 12, Kaikohe 0473	Kohatu-O-Te Haua 4B2G Block	4A-4B Woodbine Lane, Kaikohe 0472	Kohatu-O-Te Haua 4B2H Block
1 Woodbine Lane, Kaikohe 0472	Kohatu-O-Te Haua 3A1 Block	9 Woodbine Lane, Kaikohe 0472	Kohatu-O-Te Haua 3A2 Block
5380 State Highway 12, Kaikohe 0473	Kohatu-O-Te Haua 3B Block	State Highway 12, Kaikohe 0473	Kohatu-O-Te-Haua 3C1 Block
5390 State Highway 12, Kaikohe 0473	Kohatu-O-Te-Haua 3C2 Block	5406 State Highway 12, Kaikohe 0473	Kohatu-O-Te Haua 1 Block
5390 State Highway 12, Kaikohe 0473	Kohatu-O-Te-Haua 11 Block		Kohatu-O-Te Haua Roadway Block
5394 State Highway 12, Kaikohe 0473	Kohatu-O-Te Haua 2 Block	5414 State Highway 12, Kaikohe 0473	Part Kohatu-O-Te Haua Block
5442 State Highway 12, Kaikohe 0473	Lot 4 DP 408444	5432 State Highway 12, Kaikohe 0473	Lot 3 DP 408444
Lot 1, State Highway 12, Kaikohe 0473	Lot 1 DP 408444	5442B State Highway 12, Kaikohe 0473	Lot 5 DP 408444
Lot 2, State Highway 12, Kaikohe 0473	Lot 2 DP 408444	Orauruwharo Wahi Tapu, State Highway 12, Kaikohe 0473	Orauruwharo (Wahitapu) Block
10 Ngawha Springs Road, Ngawha Springs	Lot 1 DP 51514	5345 State Highway 12, Kaikohe 0400	Lot 3 DP 166131
5347 State Highway 12, Kaikohe 0472	Lot 1 DP 331070	5347A State Highway 12, Kaikohe 0473	Lot 2 DP 331070
5379 State Highway 12, Kaikohe 0473	Orauruwharo 1C Block	5395 State Highway 12, Kaikohe 0473	Orauruwharo 2A Block
Orauruwharo 2B, State Highway 12, Kaikohe 0473	Orauruwharo 2B Block	Orauruwharo 2C, State Highway 12, Kaikohe 0473	Orauruwharo 2C Block
5435 State Highway 12, Kaikohe 0473	Lot 1 DP 190387	5461 State Highway 12, Kaikohe 0473	Orauruwharo 5B2A Block
5463 State Highway 12, Kaikohe 0473	Orauruwharo 5B2B Block	5435 State Highway 12, Kaikohe 0473	Orauruwharo 5B2C Block
5435 State Highway 12, Kaikohe 0473	Lot 1 DP 196319	5469 State Highway 12, Kaikohe 0473	Lot 1 DP 185847
5469 State Highway 12, Kaikohe 0473	Orauruwharo 5B1B Block		Orauruwharo (Roadway) Block
5435 State Highway 12, Kaikohe 0473	Lot 8 DP 558815	Address 5435 State Highway 12, Kaikohe 0473	Lot 2 DP 185847
5435 State Highway 12, Kaikohe 0473	Reiwhatia B1 Block	5503 State Highway 12, Kaikohe 0473	Lot 1 DP 176274
5553 State Highway 12, Kaikohe 0473	Lot 2 DP 558815	Lot 4 DP 558815	5573 State Highway 12, Kaikohe 0472
457 Remuera Settlement Road, Kaikohe 0472	Lot 6 DP 558815	5587 State Highway 12, Kaikohe 0473	Part Taumatamaukuku 2 Block
Lot 1 DP 45344, State Highway 12, Kaikohe 0473	Part Lot 1 DP 45344	5593 State Highway 12, Kaikohe 0473	Lot 1 DP 134190
5605 State Highway 12, Kaikohe 0472	Lot 1 DP 139257	5631 State Highway 12, Kaikohe 0473	Taumatamaukuku 3 Block
5605 State Highway 12, Kaikohe 0472	Part Huria 3 Block	5618A State Highway 12, Kaikohe 0472	Section 21 Block XVI Omapere SD
5618A State Highway 12, Kaikohe 0472	Part Huria 3 Block	5618B State Highway 12, Kaikohe 0473	Huria 2 Block
5618C State Highway 12, Kaikohe 0473	Huria 1 Block	5618D State Highway 12, Kaikohe 0473	Lot 1 DP 136059
5618E State Highway 12, Kaikohe 0473	Lot 2 DP 136059	5618F State Highway 12, Kaikohe 0473	Waiwhariki 1A2 Block
	Part Huria Block	5618G State Highway 12, Kaikohe 0473	Lot 2 DP 139257

Appendix 1.18 Evaluation of Rezoning Submissions Northland Regional Council

5598 State Highway 12, Kaikohe 0473	Part Ngatokaturua Block	Ngatokaturua A, State Highway 12, Kaikohe 0473	Ngatokaturua A Block
5540 State Highway 12, Kaikohe 0473	Part Ngatokaturua B Block		

Map of Kaikohe serviced areas by Matawii Water Storage Reservoir

Sites based on map below from Te Tai Tokerau Water Trust website.



Appendix 1.19 Evaluation of Rezoning Submissions RHL & LM Ferguson Family Trust

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S57.001 RHL & LM Ferguson Family Trust	Part Allot 2 PSH OF Mangonui East 95 Marchant Road, Hihi <i>(See map below for assumed site)</i>	Amend the zoning of 95 Marchant Road, Hihi from Rural Production to Rural Lifestyle.	The submitter opposes the zoning of 95 Marchant Road, Hihi as Rural Production zone. The submitter does not consider the property to be viable as primary production and considers that it meets all of the criteria for the Rural Lifestyle zone.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence Ian Diarmid Palmer and Zeija Hu, S244 – T Keogh, Planning evidence	Strategic direction	Refer to paragraphs 6.2-6.7 of Mr Keogh's evidence. I agree with some aspects of Mr Keogh's assessment however I disagree that the historic and cultural wellbeing strategic objectives have been met, particularly that more intensive rural lifestyle development will better protect cultural and historic features compared to the RPROZ as notified. Also disagree that the RLZ inherently results in more active land management to the extent that it better protects the natural environment values of the Rangitoto Peninsula compared to the RPROZ as notified – see further commentary in Section 4.4.6 of the section 42A report.	Costs – Potential impacts on ONL and HNC values from a landscape perspective resulting from intensification of residential land use – unassessed Potential impact on heritage and cultural values of the peninsula – unassessed Potential transport impacts on Hihi settlement – unassessed Benefits – Economic benefits to landowners able to further subdivide land Potential benefit to protection of heritage sites through funding from sale of land Risks of acting or not acting Risks of acting include risk of oversupply of RLZ around Hihi, risks associated with little evidence provided to support the scale of rezoning requested e.g. no transport, landscape, heritage, economic, geotechnical, ecology evidence provided, lack of engagement with affected landowners/surrounding landowners or tangata whenua Risks of not acting are low as the status quo will be maintained by the RPROZ zoning
					Alignment with zone outcomes	Refer to paragraphs 6.8-6.10 of Mr Keogh's evidence and commentary in Section 4.4.6 of the section 42A report.	
					Higher order direction	Refer to paragraphs 6.11-6.28 of Mr Keogh's evidence and commentary in Section 4.4.6 of the section 42A report.	
					Reasons for the request	Refer to Section 5 of Mr Keogh's evidence and commentary in Section 4.4.6 of the section 42A report.	
					Assessment of site suitability and potential effects of rezoning	Refer to paragraphs 6.29-6.32 of Mr Keogh's evidence and commentary in Section 4.4.6 of the section 42A report.	
					Infrastructure (three waters) servicing	N/A – water supply and wastewater treatment would be addressed on site in a RLZ.	
					Transport infrastructure	Mr Keogh has undertaken a brief, lay perspective assessment in paragraph 6.34 of his evidence but no expert traffic input has been provided to assess the impact of the additional yield on the Hihi settlement.	
					Consultation and further submissions	0 Further Submissions and no further consultation or engagement has been undertaken with tangata whenua or any adjacent landowners, including the owners of three private properties included within the submission area.	
					Other relevant matters	Rural Production Zone Statutory Acknowledgement Area Treaty Settlement Area of Interest Notable Tree Heritage Item Heritage Area Coastal Environment Outstanding Natural Landscape High Natural Character Coastal Erosion Zone 2 & 3 Coastal Flood Zone 1, 2 & 3 River Flood Hazard Zone – 10year ARI Event River Flood Hazard Zone – 100year ARI Event	
					Section 32AA evaluation	N/A – not recommending a change in zoning	
Recommendation Retain notified zoning. Reject original submission.							

Appendix 1.19 Evaluation of Rezoning Submissions RHL & LM Ferguson Family Trust

Map of Rangitoto Peninsula

The area within the orange line is the area to be rezoned (plan from Mr Keogh's evidence). The parcels that are the subject of the Ferguson's rezoning request are marked as Numbers 2, 8-12.



Appendix 1.20 Evaluation of Rezoning Submissions Robert Shaun Clarke

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S531.001 Robert Shaun Clarke Submissions with a similar request who did not opt in S314.001 Karl Todd 0 Further Submissions S314.001 Karl Todd 0 Further Submissions S152.001 Nina Naera 0 Further Submissions S176.001 Shane Allen 0 Further Submissions	Koutu Terrace (See table below for legal descriptions and address for sites relating to Koutu Terrace and map of the sites)	Rezone properties on Koutu Terrace to RRZ	The one area most in need of change is the zoning that would allow more housing to be developed on Koutu Terrace, Koutu. There are 16 properties in the private hands of about as many owners on Koutu Terrace now, and only a couple have been built on in the past 10 years. In that time, Te Kura Kaupapa Maori o Hokianga has been built by the Ministry of Education at Koutu Point. This new Kura for the Hokianga community has a capacity of 200 students, which it is rapidly growing towards. The economic ecosystem that can and should be developed and supported in the surrounds of such an important facility has inadequate space designated. Most significantly, there is little new land zoned for housing, which means teachers and families have limited ability to locate near the school. Much of the built-on land in Koutu (on Koutu Loop and Koutu Point Roads), as per the council's e-plan, is adversely affected in some way by River Flood Hazards or Coastal Flooding. Therefore, for the future proofing of the settlement, more residential zoning is requested. At the moment, the 16 sections on Koutu Terrace are zoned Rural Lifestyle, meaning the sections which are all around one hectare in size can only take one residence. By zoning the road to Rural Residential, and considering the extended potential through discretionary as well as permitted activities under that zoning, the short Koutu Terrace road could support up to 40 or so households. The suggestion is consistent with the nine significant resource management issues that FNDC aims to address in this new District Plan. In particular: Increased capacity for building on Koutu Terrace would acknowledge current and future demand for Kura-related teacher and family accommodation, but would also address the well acknowledged shortage of worker accommodation in the South Hokianga (which is holding back the development of the district in this area); · Not foreseeing and providing for demand adequately will see Council having to waste resources retrospectively fixing the capacity	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence N/A - no pre-circulated evidence provided.	Strategic direction	N/A – submitter has not undertaken an assessment, other than a generic comment in the original submission that the rezoning proposal is considered to be consistent with all strategic objectives.	Costs – Illogical zoning pattern around Koutu, with areas upzoned not connected to central area Benefits – Economic benefits to landowners able to further subdivide land Social benefits associated with providing more accommodation around the kura Risks of acting or not acting Risks of acting are insufficient justification for the need for additional residential development in this location, combined with more logical locations for where additional development should occur first Risks of not acting are low as status quo will be maintained by RPROZ zoning
					Alignment with zone outcomes	N/A – submitter has not undertaken an assessment. Refer Section 4.4.8 of the section 42A report for officer comments.	
					Higher order direction	N/A – submitter has not undertaken an assessment	
					Reasons for the request	Provided by submitter as per original submission (detailed in column 4 of this table). Refer Section 4.4.8 of the section 42A report for officer comments.	
					Assessment of site suitability and potential effects of rezoning	Some consideration of matters such as natural hazards, whether the land is productive and potential for undiscovered archaeology but a full assessment not undertaken. Refer Section 4.4.8 of the section 42A report for officer comments.	
					Infrastructure (three waters) servicing	N/A – water supply and wastewater treatment would be addressed on site in a RRZ	
					Transport infrastructure	N/A – submitter has not undertaken an assessment	
					Consultation and further submissions	0 Further Submission	
					Other relevant matters	Rural Production Zone Coastal Environment	
					Section 32AA evaluation	N/A – not recommending a change in zoning	

Appendix 1.20 Evaluation of Rezoning Submissions Robert Shaun Clarke

		<p>issue by processing Proposed Plan Changes later;·</p> <p>Koutu Terrace is actually positioned on a very significant terrace which has all the sections raised well above the River Flood Zone and Coastal Flood threats in the e-plan, meaning homes and structures on this terrace would be future-proofed for climate change (and allow for potential coastal retreat); The terrace is also a natural feature for a zone demarcation, and offers potential home owners natural views of the coast and settlement, without the risks of actually being on the coastline;·</p> <p>The soil-type on Koutu Terrace is poor for horticulture, having been sluiced for kauri gum historically (but, as per the resource consent, the properties are suitable for aerobic wastewater management with ample space);·</p> <p>From an iwi perspective, Koutu Terrace has an archaeological clearance already after having been thoroughly investigated during the original resource consenting process;· The scale, character and amenity of the existing coastal 'settlement' at Koutu does not lend itself to quality housing development or intensification, and a new release of land would seem more appropriate.</p> <p>Overall, Koutu Terrace has vast plots of land which have been sold but not really developed, in an area which is obviously intensifying in association with the new Kura Kaupapa. This seems sub-optimal, and maybe even wasteful. The area needs to be future-proofed for development, supporting the Kaupapa of the school and area with appropriate allocation of land in a modest level of intensification. Koutu Terrace is perfectly placed for self-contained houses under the sort of low-density intensification that Rural Residential zoning, or similar would provide.</p>				
<p>Recommendation</p> <p>Retain notified zoning. Reject original submission.</p>						

Address	Legal Description
Lot 9, Koutu Terrace, Opononi 0473	Lot 9 DP 374561
Lot 8, Koutu Terrace, Opononi 0473	Lot 8 DP 374561
15 Koutu Terrace, Opononi 0473	Lot 7 DP 374561
Lot 6, Koutu Terrace, Opononi 0473	Lot 6 DP 374561
41 Koutu Terrace, Opononi 0473	Lot 15 DP 374561
Lot 14, Koutu Terrace, Opononi 0473	Lot 14 DP 374561

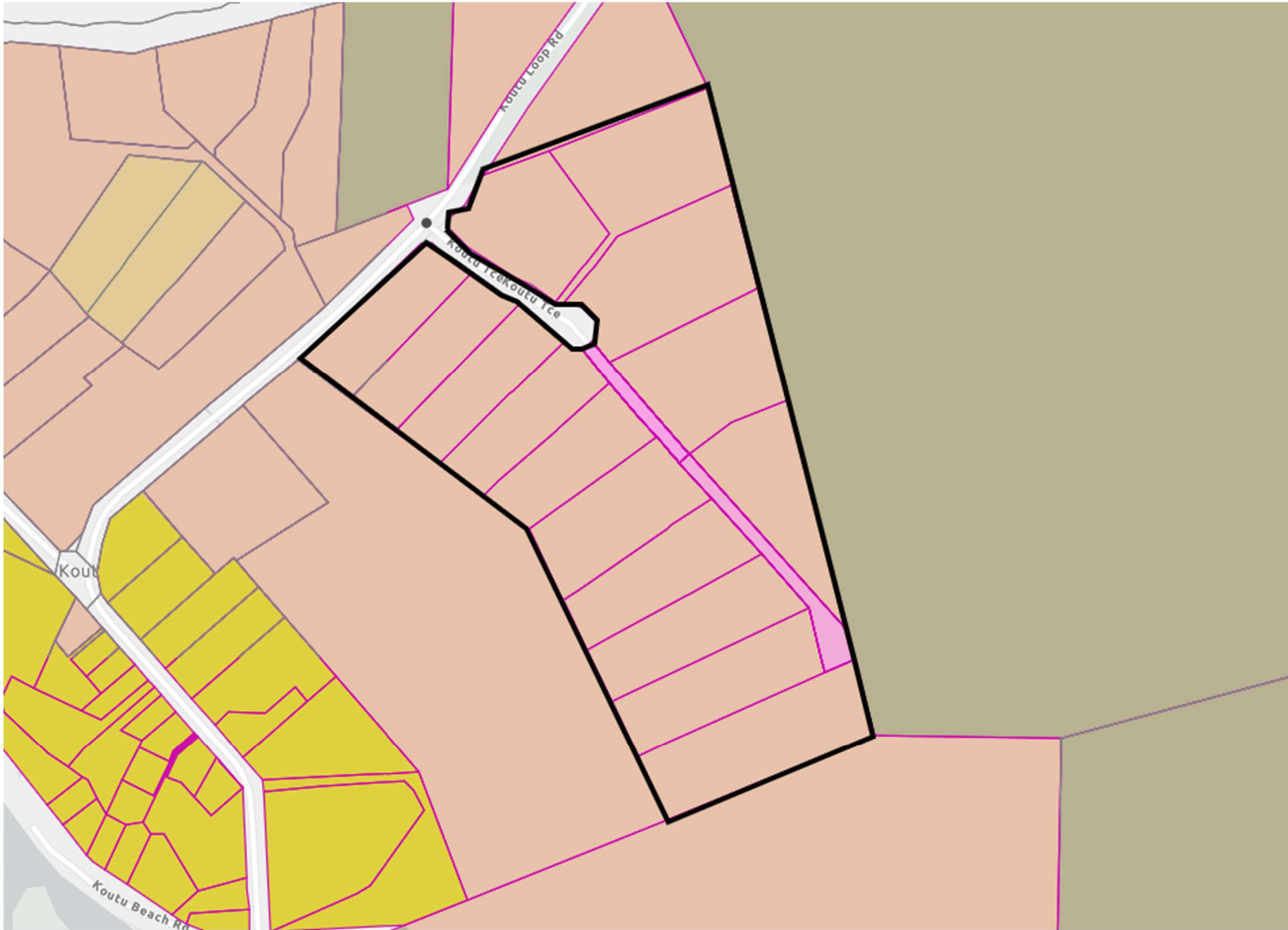
Appendix 1.20 Evaluation of Rezoning Submissions Robert Shaun Clarke

52 Koutu Terrace, Opononi 0473	Lot 13 DP 374561
Lot 12, Koutu Terrace, Opononi 0473	Lot 12 DP 374561
40 Koutu Terrace, Opononi 0473	Lot 11 DP 374561
Lot 10, Koutu Terrace, Opononi 0473	Lot 10 DP 374561
24 Koutu Terrace, Opononi 0473	Lot 5 DP 374561
Lot 4, Koutu Terrace, Opononi 0473	Lot 4 DP 374561
Lot 3, Koutu Terrace, Opononi 0473	Lot 3 DP 374561
Lot 2, Koutu Terrace, Opononi 0473	Lot 2 DP 374561
Lot 1, Koutu Terrace, Opononi 0473	Lot 1 DP 374561

Appendix 1.20 Evaluation of Rezoning Submissions Robert Shaun Clarke

Map of Koutu Terrace sites

The area within the black line are the sites mentioned in the submission.



Appendix 1.21 Evaluation of Rezoning Submissions Roman Catholic Bishop of the Diocese of Auckland

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S382.001 Roman Catholic Bishop of the Diocese of Auckland	Lot 1 DP 583834 17A Snowdon Avenue, Moerewa 0211 Lot 2 DP 583834 Lot 2, Snowdon Avenue, Moerewa 0211 <i>(See map below showing the site locations)</i>	Amend the zoning of the existing Lot 1 DP 53343 to the Settlement Zone, as shown on the attached map to ensure that the entire area of proposed Lot 1 LT 583834 (that includes existing Lot 10 DP 53299) is consistent with the proposed zoning of the adjacent areas as being a 'Settlement Zone'.	The Moerewa Catholic Church premises comprise 2 properties at 17A and 17B Snowdon Avenue in Moerewa as shown in the attached map. The legal descriptions of these sites are Lot 10 DP 53299 and Lot 1 DP 533343 respectively. According to the Far North District Operative District Plan, No 17A is zoned 'Residential' while No 17B is located within the 'Rural Production' zone. The north-eastern part of Lot 1 DP 533343 contains an existing development comprising St Therese Church, a caretaker's residential unit, other associated buildings, a driveway, parking and on-site services. Lot 10 DP 53299 contains the majority of the parking area and landscaping. In May 2021, the submitter obtained a resource consent under RC 2300437 to subdivide these two properties by way of boundary adjustment. The purpose of the subdivision is to include all existing church-related activities into a separate title and to create the other title for the balance vacant lot with access from Otiria Road for rural lifestyle purposes. At the time of making this submission, the Title Plan (LT 583834) of the proposed subdivision has been prepared and submitted to the Council for s223 approval. A copy of the Title Plan is attached in Appendix 1. According to the zone maps of the Proposed District Plan, the existing Lot 10 DP 53299 and Lot 1 DP 533343 are zoned 'Settlement' and 'Rural Production' respectively. This means the proposed Lot 1 of LT 583834, which contains all existing church-related activities within an area of 5510m2, will be subject to a 'split zone' boundary between the 'Settlement Zone' and 'Rural Production Zone'. Proposed Lot 1 area has been part of the residential settlement along Snowdon Avenue in Moerewa. This area is connected to Council's reticulated water supply and stormwater networks. Therefore, it is considered most appropriate and rational to demarcate the surveyed area of Lot 1 LT 583834 within the 'Settlement Zone'. This developed area is consistent with the objectives and policies of the Settlement Zone compared to those of the Rural Production Zone.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence Roman Catholic Bishop of the Diocese of Auckland, S382 - L Dissanyake, Hearing evidence	Strategic direction	No assessment provided by submitter, however including all land and buildings used for church activities within the Settlement Zone of Moerewa to enable this facility to service the residents and visitors is considered to be consistent with the strategic direction for both economic and social wellbeing (particularly SD-SP-O3) and for urban form and development (particularly SD-UFD-O1).	Costs – Nil Benefits – Split zoning of site is addressed Site is able to be used more effectively for church activities if a single zone is applied Church property appropriately incorporated into the Moerewa settlement that it serves Risks of acting or not acting Low risks associated with either acting or not acting as both will provide for the status quo to continue, but zoning the entire site RSZ is a more efficient and effective way of reflecting the PDP anticipated use of the site
					Alignment with zone outcomes	N/A – submitter has not undertaken an assessment. Refer Section 4.4.15 of the section 42A report for officer comments.	
					Higher order direction	N/A – not relevant for this site-specific rezoning where no additional development is enabled	
					Reasons for the request	Provided by submitter as per original submission (detailed in column 4 of this table), with subdivision details updated in the evidence received. Refer Section 4.4.15 of the section 42A report for officer comments.	
					Assessment of site suitability and potential effects of rezoning	N/A – submitter has not undertaken an assessment. Refer Section 4.4.15 of the section 42A report for officer comments.	
					Infrastructure (three waters) servicing	Original submission notes that 17B Snowdon Avenue is connected to Council's reticulated water supply and stormwater networks but there is no reticulated wastewater, which is consistent with a site zoned Settlement.	
					Transport infrastructure	N/A – not relevant as site is already developed and used for church activities, no development potential enabled by the rezoning.	
					Consultation and further submissions	0 Further Submission	
					Other relevant matters	Rural Production Zone River Flood Hazard Zone – 10year ARI Event River Flood Hazard Zone – 100year ARI Event	
					Section 32AA evaluation	Refer to Section 4.4.15 of the section 42A report for s32AA evaluation.	

Appendix 1.21 Evaluation of Rezoning Submissions Roman Catholic Bishop of the Diocese of Auckland

Recommendation
Rezone 17B Snowdon Avenue to Settlement zone. Accept original submission.

Map of 17A and 17B Snowdon Avenue

The area within the black and white line represents the sites mentioned in the submission.



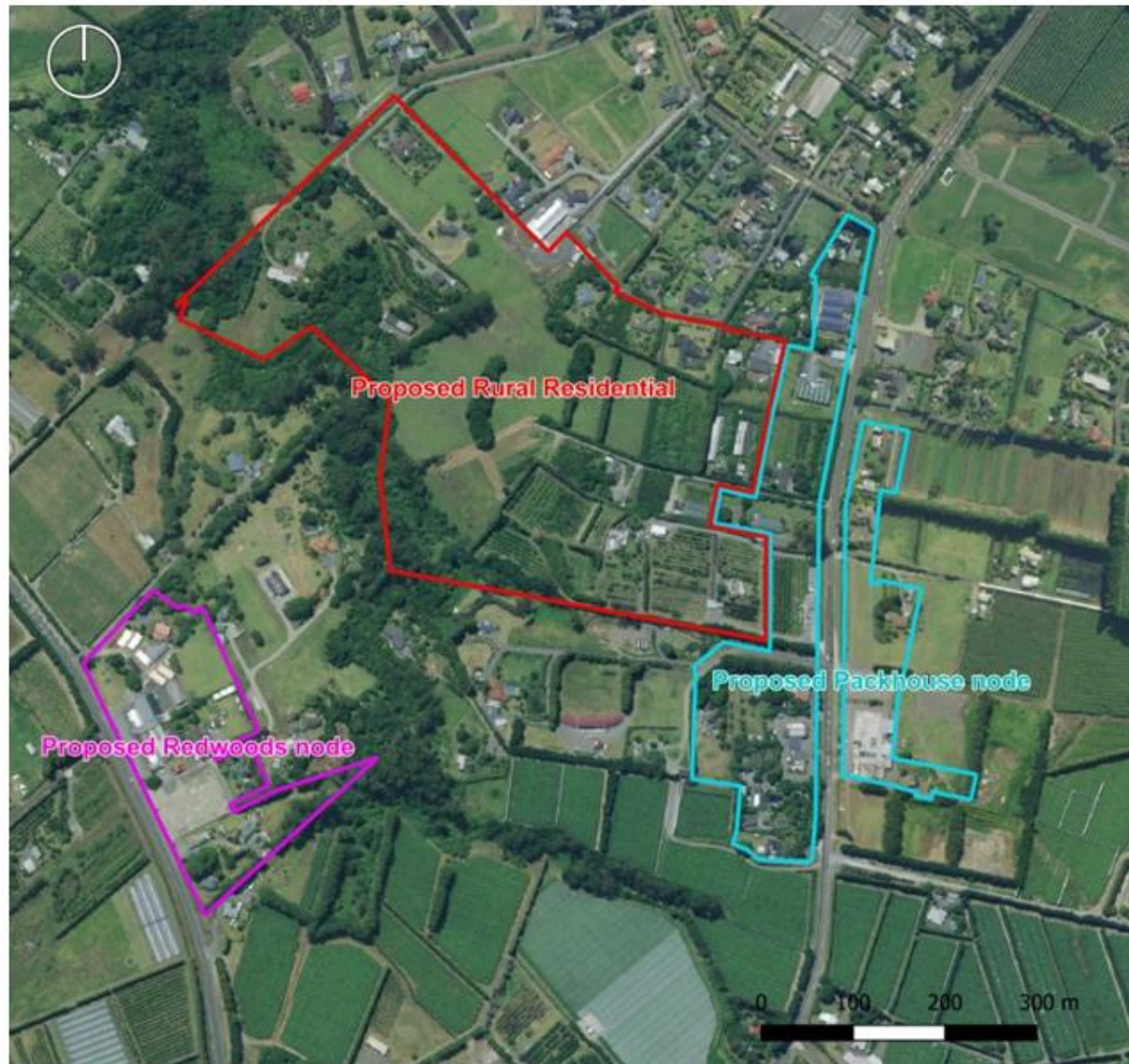
Appendix 1.22 Evaluation of Rezoning Submissions Audrey Campbell-Frear

[illegible]

Appendix 1.22 Evaluation of Rezoning Submissions Audrey Campbell-Frear

Map of requested Rural Residential Zone, Kerikeri

The properties shown in red are the subject of this rezoning submission (requests for commercial rezoning identified in blue and purple are considered under Hearing 15D).



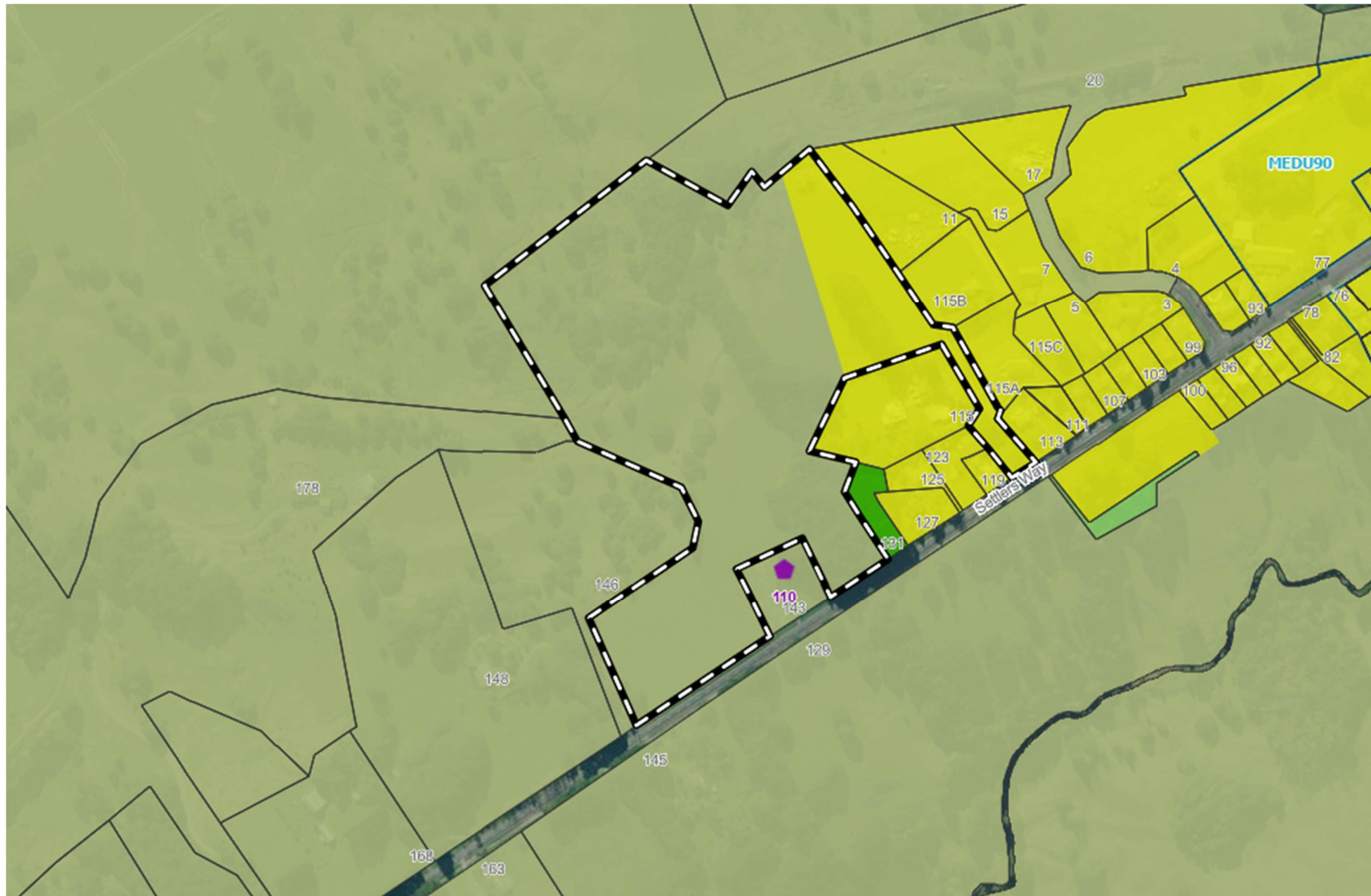
Appendix 1.23 Evaluation of Rezoning Submissions Ian Ray (Joe) Carr

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S397.006 and S397.007 Ian Ray (Joe) Carr	Lot 2 DP 336924 Horeke Road, Okaihau 0475	Delete the split zoning of Lot 2 DP 336924 and zone the entire lot area Settlement and amend the boundaries of the Okaihau Settlement zone, extending the area of the zone.	Lot 2 DP336924 split zoning has remained unchanged in the notified PDP. I am essentially requesting for Settlement Zoning over most of this property. Taking into account contour, aspect, amenity and existing services 9.5910 ha property on Horeke Road Okaihau, with the legal description of Lot 2 Deposited Plan 336924 has the best capacity of any land adjoining the Okaihau Residential Zone (ODP) for the provision of future housing lots. Extending Map 97's settlement zone westward along Settlers Way (Horeke Road) will provide for the community's future housing needs for at least part of the life of the plan (10 years). The location of the property is within the submission. Council has not provided sufficient residential land for the foreseeable housing requirements in the Okaihau Settlement Zone. I know of no available sections for house development. The PDP Overview records that Council has a responsibility under the RMA, the NPS-UD and the Northland Regional Policy Statement to ensure that there is sufficient land, integrated infrastructure networks, for housing and business to meet their expected demands.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence B Cathcart , Landuse Soil Classification report IR Carr, Hearing evidence IR Carr, Supporting photos	Strategic direction	N/A – submitter has not provided an assessment.	Costs – Continues pattern of ribbon development, as opposed to supporting a cluster of development around central Okaihau Further extends the settlement towards the rural environment, increasing growth pressures and potential reverse sensitivity effects Minor loss of HPL Benefits – Economic benefits for landowner able to further subdivide land Risks of acting or not acting Risks of acting include that there is no mechanism to ensure future benefits offered by the submitter associated with subdivision will occur post the rezoning e.g. boundary adjustment to remove split zoning, protection of bush areas, creation of reverse sensitivity buffer No engagement with the community to understand if the rezoning is supported or whether this would be the preferred location for settlement expansion Risk of not acting is low as the RPROZ zoning will maintain the status quo
					Alignment with zone outcomes	Refer to Mr Carr's evidence (no paragraph references) and commentary in Section 4.4.16 of the section 42A report.	
					Higher order direction	Refer to Mr Carr's evidence (no paragraph references) and commentary in Section 4.4.16 of the section 42A report.	
					Reasons for the request	Provided by submitter as per original submission (detailed in column 4 of this table. Refer Section 4.4.16 of the section 42A report for officer comments.	
					Assessment of site suitability and potential effects of rezoning	Refer to Mr Carr's evidence (no paragraph references) and commentary in Section 4.4.16 of the section 42A report.	
					Infrastructure (three waters) servicing	N/A – water supply and wastewater treatment would be addressed on site in a RSZ.	
					Transport infrastructure	N/A – submitter has not provided an assessment.	
					Consultation and further submissions	0 Further Submissions	
					Other relevant matters	Rural Production Zone and Settlement Zone	
Section 32AA evaluation	N/A – not recommending a change in zoning						
Recommendation Retain notified zoning. Reject original submission.							

Appendix 1.23 Evaluation of Rezoning Submissions Ian Ray (Joe) Carr

Map of Lot 2, Horeke Road, Okaihau

The area within the black dashed line is the site mentioned in the submission.



Appendix 1.24 Evaluation of Rezoning Submissions Northland Regional Council

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer's Comment	Costs and Benefits of accepting rezoning request
S359.016 Northland Regional Council	Aupōuri Peninsula and Awanui	Amend the planning maps to rezone avocado orchards in the Aupōuri Peninsula and in the Awanui area from Rural Production to Horticulture (inferred)	There has been significant expansion of horticulture on the Aupōuri Peninsula and in the Awanui area, primarily for avocado growing – supported in a large part by groundwater resources. There could be justification for including these areas in the Horticultural Zone	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence N/A - no pre-circulated evidence provided.	Strategic direction	No evaluation provided by submitter. Would be consistent with strategic direction for the rural environment.	Costs – Potential costs to landowners in Aupōuri/Awanui not aware of the implications of more stringent land use rules imposed by the Horticulture Precinct Benefits – Additional protection for good quality horticultural land, including better protection of the area from the introduction of more sensitive land uses that could compromise the ability of the land to be used for horticultural purposes Risks of acting or not acting Risks of acting include the imposition of a Horticulture Precinct that has not been drafted with the Aupōuri/Awanui area in mind, insufficient research has been undertaken into an appropriate spatial extent for the precinct, including consideration of soils/water availability etc, insufficient engagement with the local horticultural industry and/or local community Risk of not acting is low as the subdivision provisions in the RPROZ will maintain the status quo from a fragmentation perspective, some risk that more sensitive activities will establish and compromise the ability for land to fully make use of the groundwater resources
					Alignment with zone outcomes	Horticulture Zone has been amended to a precinct. Precinct provisions focus specifically on the Kerikeri/Waipapa horticultural industry and are not currently drafted to consider horticulture in other areas such as the Aupōuri Peninsula or areas around Awanui. As such, no alignment with precinct outcomes.	
					Higher order direction	Including more land in a horticulture precinct would not be inconsistent with the NPS-HPL or the RPS, however the Horticulture Precinct as currently drafted is not fit for purpose for other geographic locations. A more effective approach that would better consider higher order direction would be for NRC to consider identifying land on the Aupōuri Peninsula or around Awanui as a protected area for horticulture under the NPS-HPL (either through definition as HPL or other mechanisms currently being consulted on).	
					Reasons for the request	Agree with the reasons for the request in principle, but unable to support using the Horticulture Precinct as the mechanism based on current drafting.	
					Assessment of site suitability and potential effects of rezoning	N/A – no assessment undertaken by submitter and point not being pursued.	
					Infrastructure (three waters) servicing	N/A – not required for a rural zone or precinct.	
					Transport infrastructure	N/A – not required for a rezoning request that would maintain the rural use of land, consistent with the notified PDP	
					Consultation and further submissions	8 Further Submissions	
					Other relevant matters	Rural Production Zone	
					Section 32AA evaluation	N/A – not recommending a change in zoning	
Recommendation Retain notified zoning. Reject original submission and further submissions in support and accept further submissions in opposition.							

Appendix 1.25 Evaluation of Rezoning Submissions from McCaughan Road submitters

Submission No/Point No.	Site Address	Decision Requested	Submitter Reasons	Nature of pre-hearing correspondence or submitter pre-circulated evidence (if any)	Rezoning Criteria	Officer’s Comment	Costs and Benefits of accepting rezoning request
S266.001 Michael Francis Toft, Robert George Vellenoweth and Colleen Wendy, Wardlaw, AJ Maloney Trustee Limited, Donald Frank Orr, Vivien Marie Coad, Deanna Lee MacDonald, Dianne Catherine Hamilton, Robert Hamilton, Timothy George Sopp, Mathew Robert Hill, Barry Charles Young, Joan Catherine Young, Campbell Family Trustee Limited	McCaughan Road Kerikeri	Rezone the following properties from Horticulture zone to Rural Residential zone NA127A/757 57 McCaughan Road NA123A/757 63 McCaughan Road, NA123A/748 79 McCaughan Road NA123A/749 93 McCaughan Road NA123A/454 49E McCaughan Road, NA124C/709 49B McCaughan Road NA110C/920 41 McCaughan Road NA124C/708 37F McCaughan Road, KERIKERI	The reasons why it is believed that the Rural Residential Zone is a more appropriate zone for the Landholdings are: a) It better aligns with existing development, size of landholdings and surrounding land uses. b) There is no existing horticultural use on any of these Landholdings and the land is not suitable for such usage. c) The land is not consistent with the Horticulture Zone provisions. d) Rural Residential zoning is more consistent with higher order Resource Management Act 1991 ('RMA') policies and plans. e) Rural Residential zoning is more consistent with the purpose and principles of the RMA.	Pre-hearing meetings Refer to record of pre-hearing engagement with submitters provided in Appendix 5. Pre-circulated evidence N/A - no pre-circulated evidence provided.	Strategic direction	N/A – submitter has not undertaken an assessment	Costs – Increased traffic congestion and pressure on the Heritage bypass Additional growth pressure and potential reverse sensitivity effects on good quality horticultural land to the north of McCaughan Road if RRZ boundary is moved further north from the more defensible Waipapa Stream Benefits – Economic benefits to landowners able to further subdivide land in close proximity to Kerikeri and Waipapa Risks of acting or not acting Risks of acting include undermining the ability to achieve a compact urban form around Kerikeri and Waipapa, risk of oversupply of land, risk of push back from affected landowners that are not supportive of the area intensifying further, risk of necessitating earlier upgrades to the Heritage Bypass Risks of not acting are low as the status quo will be maintained by the RPROZ zoning
					Alignment with zone outcomes	N/A – submitter has not undertaken an assessment in evidence, briefly touched on alignment in original submission. Refer Section 4.3.3 of the section 42A report for officer comments.	
					Higher order direction	N/A – submitter has not undertaken an assessment in evidence, briefly touched on alignment in original submission. Refer Section 4.3.3 of the section 42A report for officer comments.	
					Reasons for the request	Provided by submitter as per original submission (detailed in column 4 of this table). Refer Section 4.3.3 of the section 42A report for officer comments.	
					Assessment of site suitability and potential effects of rezoning	N/A – submitter has not undertaken an assessment in evidence, briefly touched on potential effects in original submission. Refer Section 4.3.3 of the section 42A report for officer comments.	
					Infrastructure (three waters) servicing	N/A – water supply and wastewater treatment would be addressed on site in a RRZ.	
					Transport infrastructure	N/A – submitter has not undertaken an assessment, however see commentary from Mr Collins in Appendix 3 of this report for potential unaddressed traffic issues.	
					Consultation and further submissions	5 Further Submissions	
					Other relevant matters	Horticulture Zone One property subject to River Flood Hazard Zone: 10-year ARI Event and River Flood Hazard Zone: 100-year ARI Event	
					Section 32AA evaluation	N/A – not recommending a change in zoning.	
Recommendation							
Retain notified zoning. Reject original submission and further submissions in support and accept further submissions in opposition.							

Address	Legal Description
57 McCaughan Road	Lot 2 DP 198209
63 McCaughan Road,	Lot 18 DP 194246
79 McCaughan Road	Lot 14 DP 194246
93 McCaughan Road	Lot 15 DP 194246
49E McCaughan Road,	Lot 11 DP 193979
49B McCaughan Road	Lot 6 DP 196769
41 McCaughan Road	Lot 8 DP 179464
37F McCaughan Road	Lot 5 DP 196769

Appendix 1.25 Evaluation of Rezoning Submissions from McCaughan Road submitters

Map of McCaughan Road

The sites mentioned in the submission are shown in red.

