

**REPORT**

**DECISION REPORT NUMBER** PC98/2000  
**HEARING REPORT NUMBER** PC98/1000  
**HEARING DATES** 22 November 2006  
**SUBJECT** **RODNEY DISTRICT OPERATIVE DISTRICT PLAN**  
**PROPOSED PLAN CHANGE 98**  
**PUHOI RESIDENTIAL FOREST PARK**  
**FILE REF** TP/14/3/9

**PARTS OF THE OPERATIVE PLAN AFFECTED**

- Private Plan Change 98 Puhoi Residential Forest Park
- Part 12 Special Purpose Zones
- Appendix 12B: Scheduled Activities
- Planning Maps N19 and N20

**SUBMISSIONS ADDRESSED IN THIS REPORT**

<b>Submission No.</b>	<b>Name</b>	<b>Report Section</b>
1017/1	Maureen Adams	7.2
1081/1	Daniel J Andrews	7.2
1041/1	Auckland Regional Council	7.2
1036/1	Margaret Bailey	7.2
1031/1	Janet & Bruce Barnes	7.2
1054/1	Ian Bateman	7.2
1055/1	Maralyn Bateman	7.2
1057/1	Johannes S & Marina Benade	7.2
1080/1	Simone Ruth Bennett	7.2
1080/2	Simone Ruth Bennett	7.2
1089/1	Dr Ian K G & Ms Maree J Drury Boothroyd	7.2
1016/1	Craig Brown	7.2
1018/1	Peter Roydon Christensen	7.2
1003/1	Kenneth Crockett	7.2
1105/1	Ruth Elizabeth Cunliffe	7.2
1087/1	Christopher J Davis	7.1
1004/1	Jennifer A E Davison	7.2
1029/1	Janet Digby	7.2
1074/1	Kenneth Diprose	7.2
1053/1	David Dodsworth	7.2
1052/1	Mrs J Dodsworth	7.2
1075/1	Gavin Donaldson	7.2
1071/1	Arthur J & Valerie F Dunn	7.2
1009/1	J Dye	7.2
1064/1	Dr Johannes F Everts	7.2
1063/1	Priscilla Caroline Everts	7.2
1047/1	Mr Glenn Favenstein	7.2
1020/1	Jennifer Alwyn Fischer	7.2
1032/1	Werner Fischer	7.2
1079/1	Elizabeth Foster	7.2

1073/1	Diane Lynette Glanville	7.2
1072/1	Patrick John Glanville	7.2
1072/2	Patrick John Glanville	7.2
1094/1	Norman W Golding	7.2
1038/1	Jacob John Greenleaf	7.2
1039/1	Jody Greenleaf	7.2
1093/1	Paul M Grimmer	7.2
1093/2	Paul M Grimmer	7.2
1093/3	Paul M Grimmer	7.2
1077/1	Haka International NZ Ltd	7.2
1046/1	Robert Paul Halton	7.2
1062/1	P B Harris	7.2
1091/1	Boyd Harrison	7.2
1082/1	Carole Irene Hay	7.2
1083/1	Derek William Hay	7.2
1085/1	Gabrielle Margaret Hern	7.2
1069/1	Marina Huiberdina Hofma	7.2
1088/1	Darryl Hollamby	7.2
1037/1	Patricia Nola Jackman	7.2
1103/1	Peter Charles Kimber	7.2
1042/1	Olexander Kivichick	7.2
1001/1	Krippner Road Association	7.2
1033/1	Karen Elizabeth Logan	7.2
1013/1	Quinten Donald Lush	7.2
1026/1	Bill Charles Marcroft	7.2
1065/1	Deborah Lee Marcroft	7.2
1030/1	Susan Marcroft	7.2
1097/1	A D & E J McLaren	7.2
1040/1	Mrs Valerie McLean	7.2
1051/1	Raymond John Medemblik	7.2
1050/1	Trudy Medemblik	7.2
1076/1	Lance Mitchell	7.2
1084/1	Larry Mitchell	7.2
1092/1	W E & H F Massey	7.2
1086/1	Ngahemi Properties Ltd	7.1
1101/1	Murray John Noone	7.2
1068/1	S Karyn O'Leary	7.2
1100/1	Herman Olivier	7.2
1104/1	Olga Olivier	7.2
1011/1	Papillion Investments Ltd	7.1
1102/1	Desmond Peate	7.2
1078/1	Daniel Jon Steel Phillipa Louise Beagley	7.2
1048/1	Andrea Phillips	7.2
1045/1	Andrew S & Elisabeth J Pickering	7.2
1058/1	Maureen Pole	7.2
1012/1	Puhi Bohemian Dance Group	7.2
1022/1	Puhi Historical Society Inc	7.2
1023/1	Puhi Landcare Group Inc.	7.2
1014/1	Jean Richards	7.2
1056/1	M Riegstra	7.2
1096/1	Peter Rodgers	7.2
1043/1	Bridget Rowsell	7.2
1044/1	Steve Rowsell	7.2
1007/1	Mr J Rutherford	7.2
1002/1	Mrs S Rutherford	7.2
1095/1	Jennifer M Schollum	7.2

1015/1	Sue Secker	7.2
1049/1	John A Simons	7.2
1035/1	Tracy & Brendon Smith	7.2
1099/1	Astrid Stewart	7.1
1098/1	David Graham Stewart	7.1
1060/1	Marion Stil	7.2
1059/2	Ronald W Stil	7.2
1059/1	Ronald W Stil	7.2
1005/1	Catherine G Straka	7.2
1006/1	Peter A Straka	7.2
1034/1	Mrs Sandra F D Taylor	7.2
1061/1	The Puhoi Community Forum Inc. Society	7.2
1010/1	Transit New Zealand	7.2
1010/2	Transit New Zealand	7.2
1010/3	Transit New Zealand	7.2
1000/1	Richard & Jan Gordon Walters	7.2
1070/1	Samuel Jeremy Warnock	7.2
1021/1	Malcolm Roy Webb	7.2
1021/2	Malcolm Roy Webb	7.2
1066/1	Gary Wenzlick	7.2
1067/1	Heather Wenzlick	7.2
1024/1	Alice C White	7.2
1028/1	Elizabeth White	7.2
1027/1	Kathryn White	7.2
1025/1	Sam White	7.2
1019/1	Judith Rose Williams	7.2
1019/2	Judith Rose Williams	7.2

<b>Further Submission No.</b>	<b>Name</b>	<b>Report Section</b>
1004/2	Jennifer A E Davison	8.0
1004/3	Jennifer A E Davison	8.0
1004/4	Jennifer A E Davison	8.0
1004/5	Jennifer A E Davison	8.0
1004/6	Jennifer A E Davison	8.0
1004/7	Jennifer A E Davison	8.0
1071/2	Arthur J & Valerie F Dunn	8.0
1071/3	Arthur J & Valerie F Dunn	8.0
1071/4	Arthur J & Valerie F Dunn	8.0
1071/5	Arthur J & Valerie F Dunn	8.0
1071/6	Arthur J & Valerie F Dunn	8.0
1071/7	Arthur J & Valerie F Dunn	8.0
1071/8	Arthur J & Valerie F Dunn	8.0
1071/9	Arthur J & Valerie F Dunn	8.0
1071/10	Arthur J & Valerie F Dunn	8.0
1071/11	Arthur J & Valerie F Dunn	8.0
1071/12	Arthur J & Valerie F Dunn	8.0
1071/13	Arthur J & Valerie F Dunn	8.0
1071/14	Arthur J & Valerie F Dunn	8.0
1071/15	Arthur J & Valerie F Dunn	8.0
1071/16	Arthur J & Valerie F Dunn	8.0
1071/17	Arthur J & Valerie F Dunn	8.0
1071/18	Arthur J & Valerie F Dunn	8.0
1071/19	Arthur J & Valerie F Dunn	8.0
1071/20	Arthur J & Valerie F Dunn	8.0
1071/21	Arthur J & Valerie F Dunn	8.0
1071/22	Arthur J & Valerie F Dunn	8.0



1071/81	Arthur J & Valerie F Dunn	8.0
1071/82	Arthur J & Valerie F Dunn	8.0
1071/83	Arthur J & Valerie F Dunn	8.0
1071/84	Arthur J & Valerie F Dunn	8.0
1071/85	Arthur J & Valerie F Dunn	8.0
1071/86	Arthur J & Valerie F Dunn	8.0
1071/87	Arthur J & Valerie F Dunn	8.0
1071/88	Arthur J & Valerie F Dunn	8.0
1071/89	Arthur J & Valerie F Dunn	8.0
1071/90	Arthur J & Valerie F Dunn	8.0
1071/91	Arthur J & Valerie F Dunn	8.0
1071/92	Arthur J & Valerie F Dunn	8.0
1071/93	Arthur J & Valerie F Dunn	8.0
1071/94	Arthur J & Valerie F Dunn	8.0
1071/95	Arthur J & Valerie F Dunn	8.0
1071/96	Arthur J & Valerie F Dunn	8.0
1071/97	Arthur J & Valerie F Dunn	8.0
1071/98	Arthur J & Valerie F Dunn	8.0
1071/99	Arthur J & Valerie F Dunn	8.0
1071/100	Arthur J & Valerie F Dunn	8.0
1071/101	Arthur J & Valerie F Dunn	8.0
1071/102	Arthur J & Valerie F Dunn	8.0
1071/103	Arthur J & Valerie F Dunn	8.0
1071/104	Arthur J & Valerie F Dunn	8.0
1071/105	Arthur J & Valerie F Dunn	8.0
1020/2	Jennifer Alwyn Fischer	8.0
1020/3	Jennifer Alwyn Fischer	8.0
1020/4	Jennifer Alwyn Fischer	8.0
1020/5	Jennifer Alwyn Fischer	8.0
1020/6	Jennifer Alwyn Fischer	8.0
1032/2	Werner Fischer	8.0
1032/3	Werner Fischer	8.0
1032/4	Werner Fischer	8.0
1032/5	Werner Fischer	8.0
1032/6	Werner Fischer	8.0
1032/7	Werner Fischer	8.0
1032/8	Werner Fischer	8.0
1032/9	Werner Fischer	8.0
1032/10	Werner Fischer	8.0
1032/11	Werner Fischer	8.0
1032/12	Werner Fischer	8.0
1032/13	Werner Fischer	8.0
1032/14	Werner Fischer	8.0
1032/15	Werner Fischer	8.0
1032/16	Werner Fischer	8.0
1032/17	Werner Fischer	8.0
1032/18	Werner Fischer	8.0
1032/19	Werner Fischer	8.0
1032/20	Werner Fischer	8.0
1032/21	Werner Fischer	8.0
1032/22	Werner Fischer	8.0
1113/1	Richard & Jan Gordon-Walters	8.0
1113/2	Richard & Jan Gordon-Walters	8.0
1113/3	Richard & Jan Gordon-Walters	8.0
1113/4	Richard & Jan Gordon-Walters	8.0
1113/5	Richard & Jan Gordon-Walters	8.0
1113/6	Richard & Jan Gordon-Walters	8.0
1113/7	Richard & Jan Gordon-Walters	8.0

1113/8	Richard & Jan Gordon-Walters	8.0
1113/9	Richard & Jan Gordon-Walters	8.0
1113/10	Richard & Jan Gordon-Walters	8.0
1083/2	Derek William Hay	8.0
1083/3	Derek William Hay	8.0
1083/4	Derek William Hay	8.0
1083/5	Derek William Hay	8.0
1083/6	Derek William Hay	8.0
1083/7	Derek William Hay	8.0
1083/8	Derek William Hay	8.0
1083/9	Derek William Hay	8.0
1083/10	Derek William Hay	8.0
1083/11	Derek William Hay	8.0
1083/12	Derek William Hay	8.0
1083/13	Derek William Hay	8.0
1083/14	Derek William Hay	8.0
1083/15	Derek William Hay	8.0
1083/16	Derek William Hay	8.0
1083/17	Derek William Hay	8.0
1083/18	Derek William Hay	8.0
1083/19	Derek William Hay	8.0
1083/20	Derek William Hay	8.0
1083/21	Derek William Hay	8.0
1083/22	Derek William Hay	8.0
1083/23	Derek William Hay	8.0
1083/24	Derek William Hay	8.0
1083/25	Derek William Hay	8.0
1083/26	Derek William Hay	8.0
1083/27	Derek William Hay	8.0
1083/28	Derek William Hay	8.0
1083/29	Derek William Hay	8.0
1083/30	Derek William Hay	8.0
1083/31	Derek William Hay	8.0
1083/32	Derek William Hay	8.0
1083/33	Derek William Hay	8.0
1083/34	Derek William Hay	8.0
1083/35	Derek William Hay	8.0
1083/36	Derek William Hay	8.0
1083/37	Derek William Hay	8.0
1083/38	Derek William Hay	8.0
1083/39	Derek William Hay	8.0
1083/40	Derek William Hay	8.0
1083/41	Derek William Hay	8.0
1083/42	Derek William Hay	8.0
1083/43	Derek William Hay	8.0
1083/44	Derek William Hay	8.0
1083/45	Derek William Hay	8.0
1083/46	Derek William Hay	8.0
1083/47	Derek William Hay	8.0
1083/48	Derek William Hay	8.0
1083/49	Derek William Hay	8.0
1083/50	Derek William Hay	8.0
1083/51	Derek William Hay	8.0
1083/52	Derek William Hay	8.0
1083/53	Derek William Hay	8.0
1083/54	Derek William Hay	8.0
1083/55	Derek William Hay	8.0
1083/56	Derek William Hay	8.0

1083/57	Derek William Hay	8.0
1083/58	Derek William Hay	8.0
1083/59	Derek William Hay	8.0
1083/60	Derek William Hay	8.0
1083/61	Derek William Hay	8.0
1083/62	Derek William Hay	8.0
1083/63	Derek William Hay	8.0
1083/64	Derek William Hay	8.0
1083/65	Derek William Hay	8.0
1083/66	Derek William Hay	8.0
1083/67	Derek William Hay	8.0
1083/68	Derek William Hay	8.0
1083/69	Derek William Hay	8.0
1083/70	Derek William Hay	8.0
1083/71	Derek William Hay	8.0
1083/72	Derek William Hay	8.0
1083/73	Derek William Hay	8.0
1083/74	Derek William Hay	8.0
1083/75	Derek William Hay	8.0
1083/76	Derek William Hay	8.0
1083/77	Derek William Hay	8.0
1083/78	Derek William Hay	8.0
1083/79	Derek William Hay	8.0
1083/80	Derek William Hay	8.0
1083/81	Derek William Hay	8.0
1083/82	Derek William Hay	8.0
1083/83	Derek William Hay	8.0
1083/84	Derek William Hay	8.0
1083/85	Derek William Hay	8.0
1083/86	Derek William Hay	8.0
1083/87	Derek William Hay	8.0
1083/88	Derek William Hay	8.0
1083/89	Derek William Hay	8.0
1083/90	Derek William Hay	8.0
1083/91	Derek William Hay	8.0
1083/92	Derek William Hay	8.0
1083/93	Derek William Hay	8.0
1083/94	Derek William Hay	8.0
1083/95	Derek William Hay	8.0
1083/96	Derek William Hay	8.0
1083/97	Derek William Hay	8.0
1083/98	Derek William Hay	8.0
1083/99	Derek William Hay	8.0
1083/100	Derek William Hay	8.0
1083/101	Derek William Hay	8.0
1083/102	Derek William Hay	8.0
1083/103	Derek William Hay	8.0
1083/104	Derek William Hay	8.0
1083/105	Derek William Hay	8.0
1083/106	Derek William Hay	8.0
1083/107	Derek William Hay	8.0
1083/108	Derek William Hay	8.0
1083/109	Derek William Hay	8.0
1083/110	Derek William Hay	8.0
1083/111	Derek William Hay	8.0
1083/112	Derek William Hay	8.0
1083/113	Derek William Hay	8.0
1083/114	Derek William Hay	8.0

1026/2	Bill Charles Marcroft	8.0
1026/3	Bill Charles Marcroft	8.0
1026/4	Bill Charles Marcroft	8.0
1026/5	Bill Charles Marcroft	8.0
1026/6	Bill Charles Marcroft	8.0
1026/7	Bill Charles Marcroft	8.0
1026/8	Bill Charles Marcroft	8.0
1026/9	Bill Charles Marcroft	8.0
1026/10	Bill Charles Marcroft	8.0
1026/11	Bill Charles Marcroft	8.0
1026/12	Bill Charles Marcroft	8.0
1026/13	Bill Charles Marcroft	8.0
1026/14	Bill Charles Marcroft	8.0
1026/15	Bill Charles Marcroft	8.0
1026/16	Bill Charles Marcroft	8.0
1026/17	Bill Charles Marcroft	8.0
1026/18	Bill Charles Marcroft	8.0
1026/19	Bill Charles Marcroft	8.0
1026/20	Bill Charles Marcroft	8.0
1026/21	Bill Charles Marcroft	8.0
1026/22	Bill Charles Marcroft	8.0
1026/23	Bill Charles Marcroft	8.0
1026/24	Bill Charles Marcroft	8.0
1026/25	Bill Charles Marcroft	8.0
1026/26	Bill Charles Marcroft	8.0
1026/27	Bill Charles Marcroft	8.0
1026/28	Bill Charles Marcroft	8.0
1026/29	Bill Charles Marcroft	8.0
1026/30	Bill Charles Marcroft	8.0
1026/31	Bill Charles Marcroft	8.0
1026/32	Bill Charles Marcroft	8.0
1026/33	Bill Charles Marcroft	8.0
1026/34	Bill Charles Marcroft	8.0
1026/35	Bill Charles Marcroft	8.0
1026/36	Bill Charles Marcroft	8.0
1026/37	Bill Charles Marcroft	8.0
1026/38	Bill Charles Marcroft	8.0
1026/39	Bill Charles Marcroft	8.0
1026/40	Bill Charles Marcroft	8.0
1026/41	Bill Charles Marcroft	8.0
1026/42	Bill Charles Marcroft	8.0
1026/43	Bill Charles Marcroft	8.0
1026/44	Bill Charles Marcroft	8.0
1026/45	Bill Charles Marcroft	8.0
1026/46	Bill Charles Marcroft	8.0
1026/47	Bill Charles Marcroft	8.0
1026/48	Bill Charles Marcroft	8.0
1026/49	Bill Charles Marcroft	8.0
1026/50	Bill Charles Marcroft	8.0
1026/51	Bill Charles Marcroft	8.0
1026/52	Bill Charles Marcroft	8.0
1026/53	Bill Charles Marcroft	8.0
1026/54	Bill Charles Marcroft	8.0
1026/55	Bill Charles Marcroft	8.0
1026/56	Bill Charles Marcroft	8.0
1026/57	Bill Charles Marcroft	8.0
1026/58	Bill Charles Marcroft	8.0
1026/59	Bill Charles Marcroft	8.0

1026/60	Bill Charles Marcroft	8.0
1026/61	Bill Charles Marcroft	8.0
1026/62	Bill Charles Marcroft	8.0
1026/63	Bill Charles Marcroft	8.0
1026/64	Bill Charles Marcroft	8.0
1026/65	Bill Charles Marcroft	8.0
1026/66	Bill Charles Marcroft	8.0
1026/67	Bill Charles Marcroft	8.0
1026/68	Bill Charles Marcroft	8.0
1026/69	Bill Charles Marcroft	8.0
1026/70	Bill Charles Marcroft	8.0
1026/71	Bill Charles Marcroft	8.0
1026/72	Bill Charles Marcroft	8.0
1026/73	Bill Charles Marcroft	8.0
1026/74	Bill Charles Marcroft	8.0
1026/75	Bill Charles Marcroft	8.0
1026/76	Bill Charles Marcroft	8.0
1026/77	Bill Charles Marcroft	8.0
1026/78	Bill Charles Marcroft	8.0
1026/79	Bill Charles Marcroft	8.0
1026/80	Bill Charles Marcroft	8.0
1026/81	Bill Charles Marcroft	8.0
1026/82	Bill Charles Marcroft	8.0
1026/83	Bill Charles Marcroft	8.0
1026/84	Bill Charles Marcroft	8.0
1026/85	Bill Charles Marcroft	8.0
1026/86	Bill Charles Marcroft	8.0
1026/87	Bill Charles Marcroft	8.0
1026/88	Bill Charles Marcroft	8.0
1026/89	Bill Charles Marcroft	8.0
1026/90	Bill Charles Marcroft	8.0
1026/91	Bill Charles Marcroft	8.0
1026/92	Bill Charles Marcroft	8.0
1026/93	Bill Charles Marcroft	8.0
1026/94	Bill Charles Marcroft	8.0
1026/95	Bill Charles Marcroft	8.0
1026/96	Bill Charles Marcroft	8.0
1026/97	Bill Charles Marcroft	8.0
1026/98	Bill Charles Marcroft	8.0
1026/99	Bill Charles Marcroft	8.0
1026/100	Bill Charles Marcroft	8.0
1026/101	Bill Charles Marcroft	8.0
1026/102	Bill Charles Marcroft	8.0
1026/103	Bill Charles Marcroft	8.0
1030/2	Susan Marcroft	8.0
1030/3	Susan Marcroft	8.0
1030/4	Susan Marcroft	8.0
1030/5	Susan Marcroft	8.0
1030/6	Susan Marcroft	8.0
1030/7	Susan Marcroft	8.0
1030/8	Susan Marcroft	8.0
1112/1	Puhoi Community Forum Inc	8.0
1112/2	Puhoi Community Forum Inc	8.0
1112/3	Puhoi Community Forum Inc	8.0
1112/4	Puhoi Community Forum Inc	8.0
1112/5	Puhoi Community Forum Inc	8.0
1112/6	Puhoi Community Forum Inc	8.0
1112/7	Puhoi Community Forum Inc	8.0



1112/66	Puhoi Community Forum Inc	8.0
1112/67	Puhoi Community Forum Inc	8.0
1112/68	Puhoi Community Forum Inc	8.0
1112/69	Puhoi Community Forum Inc	8.0
1112/70	Puhoi Community Forum Inc	8.0
1112/71	Puhoi Community Forum Inc	8.0
1112/72	Puhoi Community Forum Inc	8.0
1112/73	Puhoi Community Forum Inc	8.0
1112/74	Puhoi Community Forum Inc	8.0
1112/75	Puhoi Community Forum Inc	8.0
1112/76	Puhoi Community Forum Inc	8.0
1112/77	Puhoi Community Forum Inc	8.0
1112/78	Puhoi Community Forum Inc	8.0
1112/79	Puhoi Community Forum Inc	8.0
1112/80	Puhoi Community Forum Inc	8.0
1112/81	Puhoi Community Forum Inc	8.0
1112/82	Puhoi Community Forum Inc	8.0
1112/83	Puhoi Community Forum Inc	8.0
1112/84	Puhoi Community Forum Inc	8.0
1112/85	Puhoi Community Forum Inc	8.0
1112/86	Puhoi Community Forum Inc	8.0
1112/87	Puhoi Community Forum Inc	8.0
1112/88	Puhoi Community Forum Inc	8.0
1112/89	Puhoi Community Forum Inc	8.0
1112/90	Puhoi Community Forum Inc	8.0
1112/91	Puhoi Community Forum Inc	8.0
1112/92	Puhoi Community Forum Inc	8.0
1112/93	Puhoi Community Forum Inc	8.0
1112/94	Puhoi Community Forum Inc	8.0
1112/95	Puhoi Community Forum Inc	8.0
1112/96	Puhoi Community Forum Inc	8.0
1112/97	Puhoi Community Forum Inc	8.0
1112/98	Puhoi Community Forum Inc	8.0
1112/99	Puhoi Community Forum Inc	8.0
1112/100	Puhoi Community Forum Inc	8.0
1112/101	Puhoi Community Forum Inc	8.0
1112/102	Puhoi Community Forum Inc	8.0
1112/103	Puhoi Community Forum Inc	8.0
1112/104	Puhoi Community Forum Inc	8.0
1022/2	Puhoi Historical Society Inc	8.0
1022/3	Puhoi Historical Society Inc	8.0
1022/4	Puhoi Historical Society Inc	8.0
1022/5	Puhoi Historical Society Inc	8.0
1022/6	Puhoi Historical Society Inc	8.0
1022/7	Puhoi Historical Society Inc	8.0
1023/2	Puhoi Landcare Group Inc.	8.0
1023/3	Puhoi Landcare Group Inc.	8.0
1023/4	Puhoi Landcare Group Inc.	8.0
1023/5	Puhoi Landcare Group Inc.	8.0
1023/6	Puhoi Landcare Group Inc.	8.0
1023/7	Puhoi Landcare Group Inc.	8.0
1110/1	Terra Nova Planning Ltd	8.0
1110/2	Terra Nova Planning Ltd	8.0

---

## 1.0 BACKGROUND

### 1.1 APPLICATION FOR PRIVATE PLAN CHANGE

The submissions addressed in this report relate to an application by Papillon Investments Ltd for a private Plan Change under the Operative Transitional District Plan 1993, to introduce new zoning provisions over land currently zoned Rural, fronting onto Puhoi Road, Puhoi.

The site is legally described as:

Allotment 3A Parish of Puhoi section 2, 2A, 12, 17, 43, 44, 45, 46, 55, 59, 61, 62, 65, 66, 67 and Part Lot 3 Block II Waiwera Survey District;

And comprises the following certificates of title:

- 797/46, 3D989, 682/144, 7B/194, 807/89, 1921/74

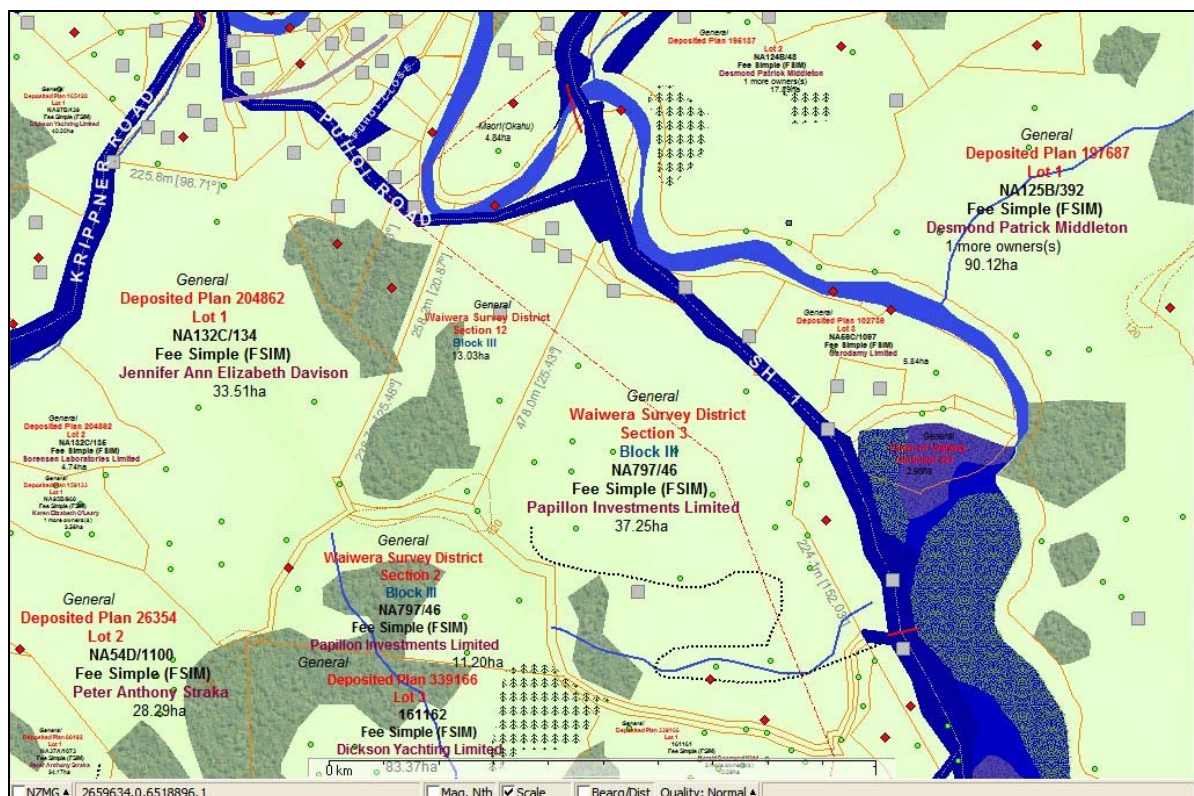


Figure 1: Locality Plan

The purpose of the proposed Plan Change is to facilitate development of a rural 'hamlet' under two possible development options:

**Option 1:** 63 Residential dwelling sites

Ancillary activities would include:

- Equestrian Facilities (dressage ring, stables and bridal paths);
- An open space network including a variety of small parks, gardens, ponds, walkways/bridle paths and;
- A forest park of 54 ha containing native and exotic plantation forest (existing and

proposed).

**Option 2:** 40 Residential dwelling sites

Common to both options are:

- Proposed amenity and screen planting;
- Stormwater detention works for stormwater detention and treatment (including a constructed stormwater pond);
- On-site water collection for the dwellings sites;
- A staged wastewater system for the dwelling sites.

Reference is also made to a boat and trailer park and tennis courts/facilities in the proposed Plan Change, although details are not provided.

The proposed changes sought to the Operative Plan provisions specifically identify the Puhoi Residential Forest Park on the Planning Maps as Scheduled and Restricted Activity Areas, and amend Section 12 of the District Plan, (Appendix 12B Scheduled Activities and Appendix 12C Restricted Activities), to include rules for the proposed development. A new Appendix 12M is proposed, which will contain the supporting plans and diagrams necessary to implement the development concept plan and new rules. The maps and diagrams include an "Overall Site Development Plan", exterior building specifications, indicative architectural impressions, residential development options plan (Option 1 & Option 2), and amendments to Planning Maps N19 and N20. It is proposed that the use of the equestrian arena and bridle trails for not more than 40 persons at any one time be a permitted activity. Restricted Discretionary activities would include:

- the construction and use of the residential units,
- the wastewater system,
- roads, access lanes and car parking areas and boat parking,
- onsite water collection,
- selective harvesting of trees within the plantation forest, and
- subdivision of the site

These activities would be subject to assessment under a comprehensive range of criteria, as set out in the Schedule. The rules provide for sequencing of development and the Council would retain the discretion to decline consent or impose conditions on any consent granted.

The Plan Change also proposes a number of prohibited activities for the subject land, including breeding and boarding establishments for domestic pets, specified types of forestry, household units other than provided for as a Scheduled activity, intensive farming, prospecting and exploration for minerals and motor sports.

The application has been supported by a planning report which includes an assessment of the proposal against relevant District and Regional planning instruments and an assessment of environmental effects. These are summarised in more detail below.

## **2.0 PLANNING ASSESSMENT**

The proposal has been supported by a planning assessment and specialist reports and information including the following:

- i. Engineering report (geotechnical, wastewater, stormwater, water supply)
- ii. Exterior Building Specifications
- iii. Visual Statement
- iv. Timber and Amenity Tree Species report.

An analysis of the proposal in the context of the Regional and District plans, and consultation undertaken, is also addressed in the supporting information.

These evaluations are contained in the full documentation submitted with the Plan Change request. While all potential effects must be considered carefully, the issues of wastewater, stormwater, water supply and landscape effects are particularly significant. Currently there is no public waste water or water supply reticulation to the site and utilities are limited to telecommunications services, (which would need to be upgraded), and electricity.

Roading standards, the sequencing of development and the legal framework within which the hamlet and golf course would be developed, owned and managed, are all matters which must be considered.

## **2.1 LANDSCAPING AND VISUAL TREATMENT**

Landscaping is a significant element of the proposal, for ecological enhancement, visual effect mitigation and amenity purposes.

Ecological enhancement is proposed by undertaking plantings of native and exotic species on approximately 49 ha of the steeper grassed/pasture slopes. These plantings would become covenanted bush areas held in joint ownership by the hamlet residents.

Provision for selective harvesting of exotic trees for commercial purposes is proposed in an incremental manner (as opposed to clear felling), by helicopter or other sensitive manner.

Amenity planting is proposed around the hamlet dwellings to soften views from the adjoining roads and other properties. (The proposed development will be seen from limited sections along both SH1 and Puhoi Road).

## **2.2 EARTHWORKS**

Substantial volumes of earthworks exceeding the permitted thresholds in both the District and Regional planning instruments will be necessary and resource consents will be required from both the Auckland Regional Council (the ARC) and the Council.

## **2.3 STORMWATER, WASTEWATER AND WATER SUPPLY**

Each dwelling unit will capture all rainwater and store it on site for potable drinking water. In addition, attenuation for is proposed for the impervious surface for each dwelling unit and it is understood that stormwater will be detained and treated in a stormwater treatment pond as shown on the development concept plan. Consents from the ARC are required for the discharge of stormwater under the provisions of the *Auckland Regional Plan: Air Land and Water*.

A centralised waste water collection and treatment system is proposed for each development option. An area above SH1 and north east of the hamlet development has been identified for waste water disposal. Consents from the ARC are required for the discharge of waste water under the provisions of the *Auckland Regional Plan: Air Land and Water*.

## **2.4 ROADING**

Traffic movements have been estimated by the applicant to be up to 320 movements per day for a 40 unit development and 504 movements per day for a 63 unit development. All access will be via a single vehicle access from Puhoi Road. All access to SH1 will therefore be via the existing intersection with Puhoi Road. All internal roads will be kept in private ownership.

## **2.5 CONTRIBUTIONS**

The Plan Change request recognises that financial contributions should be made, to fund public infrastructure and facilities beyond the site. It is proposed that the regime set out in Plan Change 62 (now operative) will apply, with appropriate adjustments for, by way of example, on-site provision of independent infrastructure, or provision of private recreational and open space amenities for hamlet residents.

## **2.6 EQUESTRIAN FACILITIES**

Equestrian facilities (for hamlet residents and guests) will comprise a dressage arena, adjoining stables, grazing paddocks and bridle trails to be located to the south west of the hamlet. A car park for horse floats and cars is also to be provided.

It is not clear what "guest" use of the equestrian facility comprises and whether this means that it would be used for events, or as a commercial venture for other equestrian users.

## **2.7 MANAGEMENT STRUCTURE**

It is proposed that the residential units will be held in either unit title or free hold title, with the balance land held in common ownership. It is expected that a body corporate or incorporated residents' society will be established to manage common areas such as internal roads, equestrian facilities, the commercial forest plantation, the waste water and stormwater system and other planted amenity areas.

## **3.0 EXISTING ENVIRONMENT**

The site is clearly visible from State Highway 1 and Puhoi Road and was for many years farmed as a dry stock (sheep/beef) farm. Today, much of the land is under kikuyu grass pasture.

The site consists of three main valleys, two of them facing east towards the State Highway and the Puhoi River, and the head of a larger valley facing south. A ridge with an elevation of 120m dominates the central part of the property, with three lower ridges running off it. Some remnant native and exotic trees exist in scattered areas over the property, and a farm house and associated farm buildings are situated in the northern corner, adjacent to and obtaining access from Puhoi Road.

Within the site is a single homestead, which includes farm sheds, a farm house, and outbuildings. These are clustered at the north-eastern corner of the property, near the Puhoi Road/State Highway 1 intersection. There is a national grid overhead power line passing through the site.

The locality is characterised by a rural environment comprising mainly pasture. However, rural lifestyle blocks, both around the Puhoi settlement and interspersed amongst larger farms, also form a substantial component of the area's land use pattern. Other nearby land uses relating to the Puhoi Village, and comprising various dwellings and other facilities, (church, community hall, library, hotel, reserve, dairy/store, mechanical repair workshop and several other commercial activities) are about 500m west along Puhoi Road.

#### 4.0 NOTIFICATION AND SUBMISSIONS

The application for the private Plan Change was lodged with the Council on 18 August 2004. A request for further information relating to hydrological and geotechnical effects, roading formation and access, and planning an urban design matters was requested and supplied on 19 November 2004 and 28 January 2005.

The proposed Plan Change was notified in the Rodney Times on 21 April 2005 and the submission period closed on 3 June 2005. 105 submissions were received and 7 submissions were received outside the statutory time frame (7 June 2005 and 13 June 2005). Pursuant to section 37(1)(b) of the Act, the Council has the authority to waive the failure to comply with the closing date requirements, thus allowing the late submissions to be accepted.

At its Council meeting of 28 July 2005 it was resolved that the above late submissions be accepted.

#### 5.0 WHAT IS A HAMLET?

There is currently no definition of a "Hamlet" in any of the relevant Regional and District planning instruments.

The Oxford English and Webster's dictionary definitions of a **hamlet** are:

- Oxford English: *"a small village"*
- Webster's: *"a very small village"*.

A **village** is in turn defined by the same dictionaries as a:

- Oxford English: *"group of houses etc., larger than a hamlet and smaller than a town"*
- Webster's: *"group of houses in the country, larger than a hamlet and smaller than a town"*.

By these definitions, a hamlet is neither fully urban, nor fully rural in its character. However, the definitions seem to suggest that a hamlet is more urban than farming or even countryside living, by virtue of the likely scale and density of a hamlet development. The extent that built structures are designed and located so as to be visually unobtrusive in the rural landscape and subordinate, rather than dominant features will have some bearing on whether they are perceived as urban or rural. Other elements, such as the provision of commercial services or employment opportunities, are also considerations that may also fall within the concept of a hamlet.

The overall density that is proposed in the Plan Change request is approximately one dwelling unit per 1.11ha for Option 1 and one dwelling per 1.75ha **for Option 2**, both of which are higher than the permitted average density in the Countryside Living 1 (Rural) zone and the Countryside Living 2 (Town), (assuming that transferable development rights do not apply in the Countryside Living (Town) zone).

By reference to the above definitions, the proposed hamlet is more urban than rural in its built form and density, but is within a rural setting and will be self-contained in terms of waste water drainage, stormwater disposal and water supply. It has elements, including a compact and tightly constrained residential footprint, which distinguish it from traditional suburban (or countryside living) settlements.

At District Plan level, there is no mechanism or provision in the District Plan for new urban settlements in the rural environment. The most comparable form of rural settlement is clustered housing within the Countryside Living 1 Zones (Plan Change 55 and Proposed Plan 2000). The minimum lot size for cluster housing is 25ha and the maximum density is 1 lot (and therefore one household unit) per 1.5ha, and the design and layout of any development is intended to reflect the rural character of the area. The Countryside Living provisions do not anticipate or provide for additional services and commercial facilities such as the proposed shops, restaurant and fitness centre, nor for visitor accommodation and outdoor recreational facilities.

Comprehensive hamlet developments or small villages, although not provided for in the Proposed Plan, have been part of the Council's policy thinking since September 1999. A Rural Futures Working Party was established in the late 1990s to assist in the development of the Proposed Plan. Hamlet development was discussed as a planning concept to provide opportunities for the development of compact settlements in appropriate locations, generally near arterial roads, and with significant surrounding open space and buffer areas. The hamlet concept envisaged an integrated approach with surrounding rural land, retaining and enhancing natural features such as streams and vegetation. The concept envisaged a mix of housing types and densities to provide a compact village. Draft provisions for hamlet developments had been produced by Council officers in December 1999, as part of the development of policy for the Proposed Plan, although these provisions were never adopted by the Council and were not incorporated into the Proposed Plan as notified in 2000. It is understood that there are submissions to the Proposed Plan which seek to introduce hamlet style planning provisions into the Proposed Plan, although decisions are yet to be released.

It is therefore concluded by the Council that a hamlet is essentially a low density 'urban' form of development within the rural environment, intended to provide a compact village style development which is also self-supporting in terms of infrastructure and services. The applicant expands on this to some extent in section 2.5 of the planning report, where it is stated:

- *"A hamlet is the generally the smallest-sized settlement in a broader settlement hierarchy (city-town-village-hamlet);*
- *The hamlet's small footprint in the wider landscape allows the character of the surrounding rural open space, in which the hamlet is set, to be retained and maximised;*
- *Hamlets are compact in form, contained, and have a well-defined edge;*
- *A hamlet has a permanent residential population and a sense of residential community;*
- *Hamlets are largely, but not exclusively, residential in function, and may have a few local services which are accessible to the wider public;*
- *Non-residential components and private/public features and interfaces are residentially compatible and integrated with community life;*
- *The layout of a hamlet frequently includes a central square/activity area, which is a meeting point for residents and visitors, and the focus of local community interaction; and*
- *Streets are generally short and narrow and pedestrian orientated, with small, if any, front yards, and continuous active street frontages."*

At the hearing the submission by the applicant played down the reference to "hamlet" throughout the proposed Plan Change and instead, focused on its similarities with countryside living thereby promoting the proposal as being essentially a rural activity, rather than an urban one. At the hearing the applicant's planning advisor stated:

*“In my opinion, whilst both the application and to some extent the planning report have used the term “hamlet” as a generic description of the current proposal, I consider that in terms of the ODP (“Operative District Plan”) approach the proposal falls easily within the overall context of Countryside Living in terms of both density and clustering of sites.”* (brackets added).

The Council considered this approach and concluded that, whilst the proposal would achieve an overall density of between one unit per 1.5 to 1.9 ha (depending on which opinion was used), there was more to consider than a simplistic calculation of the ratio of land to buildings. Indeed, the Council concluded that, provided that the base land holding was large enough (generating a common large balance lot) whole urban communities could achieve a similar “countryside living” ratio. In contrast, the Council felt that it was important to consider the design, layout and intensity of the proposal, as well to determine whether the proposal was urban or countryside living. In this regard, the Council concluded that the proposed dwellings were shown on relatively small urban sized allotments and had been clustered at an urban scale and intensity (relative to each other). The Council was also reminded of the definition of “countryside living” in the RPS, which defines “countryside living” as:

*“Low density residential development on rural land. It includes the concepts of rural-residential development, scattered rural-residential lots, farmlets, residential bush lots, retirement lots, large-lot residential development and the like. It is similar to low density residential development where it occurs within urban areas”.*

On this basis the Council considered the proposal to be a form of urban development rather than as a form of clustered countryside living.

## **6.0 STATUTORY CONSIDERATIONS**

### **6.1 SECTION 5**

The purpose of the Act is to “promote the sustainable management of natural and physical resources”.

Sustainable management means:

*“managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment”.*

Section 5 involves an overall broad judgement of whether a proposal would promote the sustainable management of natural and physical resources. Such a judgement allows for the comparison of potentially conflicting considerations and the scale or degree of them, and their relative significance in the final outcome.

The Council was cognisant of the applicant's desire to establish an urban development within the rural environment at Puhoi, to provide social, economic, and cultural wellbeing for the intended residents. This was weighed against the stated

---

<sup>1</sup> Evidence of Shane Hartley paragraph 16 - page 5

desire, as expressed in the District and Regional planning instruments to protect rural character and amenity values, and rural production opportunities.

On balance, The Council concluded that the proposal was a form of urban development within the rural environment at Puhoi which was not anticipated at either District or Regional level and was attempting to be established ahead of any co-ordinated Regional mechanism to enable such developments. Furthermore, the Council agreed that adverse effects of the proposal on the rural character of the area, plus adverse effects on the traffic environment and potential adverse effects on the ecological the values of the Puhoi estuary, meant that the proposal would not meet the purpose of the Act.

## 6.2 SECTION 6 MATTERS OF NATIONAL IMPORTANCE

### **(a) *Preservation of the natural character of the coastal environment and lakes and rivers***

The site is located close to the Puhoi Estuary (which is recognised as an Area of Significant Conservation Value in the *Regional Policy Statement*, for being a feeding ground for a variety of wading birds). It is reasonable to conclude that the site is within the wider coastal environment that includes this estuary, particularly as the water quality of the estuary could be affected by the potential downstream adverse effects.

### **(b) *Protection of outstanding natural features and landscapes from inappropriate subdivision, use and development.***

The site is not recognised as containing any outstanding landscapes or features.

### **(c) *Protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna***

There are no areas of significant indigenous vegetation within the site and no habitats of indigenous fauna have been identified.

### **(d) *The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers***

Not applicable

### **(e) *Relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga***

The applicants have indicated that consultation with tangata whenua would occur, although no details have been forthcoming about the outcome of this. Having said this, no specific issues have been raised in regard to these matters.

### **(f) *The protection of historic heritage from inappropriate subdivision, use and development.***

Puhoi Village is recognised and zoned in the Operative and Proposed Plans as a historic heritage area. The relationship between the proposed hamlet development and the Puhoi Village is therefore a relevant consideration. Having heard the submissions, the Council concluded that the historic heritage of Puhoi (as recognised in the District planning instruments) would not be protected from the use and development of the site as proposed.

### **(g) *The protection of recognised customary activities.***

Not applicable.

### 6.3 REGIONAL PLANNING INSTRUMENTS

A number of Regional planning instruments are relevant to the assessment of this proposed Plan Change and are as follows:

- *Auckland Regional Policy Statement (RPS)*
- *Auckland Regional Growth Strategy (ARGS) and the Northern Sector Agreement*
- *Auckland Regional Transport Strategy.*

By way of broad summary, the above Regional planning instruments are directed towards the following overarching Regional outcomes, and are expressed in various ways through all of the above documents:

- Containment of urban growth (including new communities) within the Metropolitan Urban Limits (MUL);
- Sustainable management of natural and physical resources, including the land transport network;
- Integrated land use and transportation planning; and
- Constraints on rural population growth, by requiring territorial authorities to identify specific locations within their Districts for rural residential and countryside living; to restrict urban type development outside the MUL to specific locations (by expansion of existing towns, or through a structure planning process).

#### 6.3.1 Auckland Regional Policy Statement

*The Auckland Regional Policy Statement (RPS)* relates to the management of natural and physical resources in the Auckland Region. It has as its stated purpose:

*“Its aim is to achieve integrated, consistent and coordinated management of the Region’s resources. Its aim is also to provide greater certainty over the ways that natural and physical resources are to be managed and hence create an awareness of the constraints and opportunities in this Region.”<sup>2</sup>*

Of particular relevance to this proposed Plan Change is Chapter 2 – *Strategic Direction*, which contains a set of strategic objectives and policies that are designed to provide a direction for the integrated management of the region’s natural and physical resources. Central to this direction, in relation to urban growth management, are the Metropolitan Urban Limits (MUL) and containment of urban development within these defined limits. The RPS directs that urban development in areas outside metropolitan Auckland will be accommodated in existing rural or coastal towns and settlements.

Strategic Policy 2.5.2(3) specifies that: “

*“Urban development is to be contained, within the metropolitan urban limits shown on Map Series 1 and the limits of rural and coastal settlements as defined so that:*

- expansion of urban activities outside the metropolitan urban limits as defined and shown in the RPS from time to time is not permitted;*
- environmental values protected by the metropolitan urban limits and/or the limits of rural or coastal settlements are not adversely affected, and that the integrity of those limits is maintained”*

Policies (iv) and (v) go on to specify that:

---

<sup>2</sup> Page 1.1 - Auckland Regional Policy Statement

- “(iv) expansion of rural and coastal settlements outside the limits of existing urban zones and settlements (at the time of notification of the RPS or as shown or provided for in the RPS) is not permitted;*
- (v) the identification and provision of areas for future urban growth are managed through an integrated process on a Regional basis and are consistent with the Strategic Direction.”*

The RPS does not contain any provisions that relate to hamlets, with the closest form of development being the policies that relate to countryside living. Strategic Policy 2.5.2(4) provides for countryside living as a form of semi-urban/rural development, and specifies that:

*“Countryside living is to be subject to constraints as to location, scale and extent so as to avoid or remedy adverse effects”*

Countryside living is defined in the RPS as:

*“Low density residential development on rural land. It includes the concepts of rural-residential development, scattered rural-residential lots, farmlets, residential bush lots, retirement lots, large-lot residential development and the like. It is similar to low density residential development where it occurs within urban areas”.*

The method by which new areas for urban or countryside living are to be introduced is through a structure planning process or other similar mechanism (Method 2.6.2(8)). The ARC states that there is no provision for structure planning to be undertaken by developers and this is the exclusive responsibility of the territorial authorities. In Rodney District, countryside living zones have been established in the southern areas of the District as a method of maintaining a “green belt” around the northern frontier of metropolitan Auckland and to enable countryside living in parts of the District that are close to sources of urban employment.

The ARC considers that a fundamental part of structure planning processes is the identification of land which is to be urbanised, which implies consideration of a broad area in order to determine the most appropriate land to be developed within that area. The ARC points out that that this is a very different process compared with one that pre-determines the land to be developed (and then attempts to justify that determination through a Plan Change process).

The strategic objectives and policies of the RPS are considered to be clear on the issue of rural growth, and provide a consistent direction that expansion of rural settlements outside the limits of existing urban zones is not permitted, other than through the provision of countryside living activities and specified areas. Furthermore, the RPS makes it clear that any future growth opportunities need to be managed through an integrated process on a Regional basis which is consistent with the strategic direction of the RPS. This policy is directed at ensuring that existing settlements do not become overly urban in character, thereby resulting in demands being placed by rural residents on urban areas for employment and services to the extent that these demands become the very effects that the RPS seeks to avoid.

In the RPS **urban development** has a broad definition, which is:

*“Development which is not of a rural nature. Urban development is differentiated from rural development by its scale, density, visual character, and the dominance of built structures. Urban development may also be characterised by a reliance on reticulated services (such as water supply and drainage) by its generation of traffic and includes activities (such as manufacturing) which are usually provided for in urban areas”.*

As stated above, the Council has concluded that the proposed hamlet is in fact urban development (albeit it at a low density scale), outside the MUL and existing rural settlements. Furthermore the Council concluded that this type of new settlement in the rural environment would be contrary to the RPS, on the basis that it is a form of urban development that is yet to be envisaged or enabled within the Regional context.

Section 75(3) of the Act requires that a District plan (including a private Plan Change incorporated into a District plan) must give effect to a Regional policy statement. In light of the discussion above, the Council must be sure that, if adopted, the proposed Plan Change gives effect to the policies prohibiting urban development outside the MUL. It is understood that the consideration of new urban villages or hamlets is a discussion that is starting to occur at the Regional level and may even form part of the RPS policies currently under review, although the provision for new urban activities in rural areas was not included in the notified changes to the RPS. Like the provisions that enable countryside living, it is expected that any provision for hamlets in the RPS would need to consider their appropriateness from a resource management perspective at the Regional level, and make specific provision for them in terms of their form/definition and locational criteria. The matters that would need to be addressed at the Regional level include:

- A clear definition of what constitutes a hamlet;
- A clear direction of the scale and density of development that is appropriate;
- Locational criteria or identified areas in the Region where it is appropriate for hamlet development;
- Clear guidance on appropriate mitigation measures for any hamlet development; and
- Clear guidance on the provision and type of infrastructure services.

The Council heard from the ARC which lodged a submission on the proposal. The ARC stated that the proposal has not taken a co-ordinated or objective approach to growth and as such:

*“...is contrary to the objectives for urban containment and rural settlement structure planning in the ARPS (Auckland Regional Policy Statement).”*  
(brackets added).

On the basis of the above, the Council considered that any hamlet proposal must be at odds or even contrary to the provisions of the RPS insofar as they relate to urban development outside the MUL.

### 6.3.2 The Auckland Regional Growth Strategy and Northern Sector Agreement

*The Auckland Regional Growth Strategy* (RGS) envisages future growth based primarily on containment within the Auckland Metropolitan Limits (MUL), with development outside the current urban area only where environmental, accessibility and community principles can be met. Whereas the RGS started as a non-statutory strategic planning document, since the enactment of the Local Government (Auckland) Amendment Act 2004 (the LGAAA), all councils in the Auckland Region are now required to integrate their land transport and land use provisions and to ensure that these are consistent with the RGS, so as to give effect to its growth concept.

The use of sector and local agreements is enabled by the RGS to provide flexibility, which may result in changes to the Concept, as other options are assessed against the vision, priority outcomes and principles, and agreed by the Growth Forum at a sector level.

*The Northern and Western Sectors Agreement* (October 2001) states that:

*“Virtually all of the required additional [population] capacity in 2021 could be met from within the existing MUL’s from existing zonings and future urban areas shown in the adopted Structure Plans”*

The Northern and Western Sectors Agreement also states that:

*“rural capacity provided by the Proposed District Plan 2000, is theoretically sufficient to exceed even the 2050 Regional Growth Strategy capacity requirements”.*

Part 3.3 of the Agreement identifies the ways in which subdivision and development opportunities have been provided within the Rodney District in the Proposed Plan. These include the two Countryside Living zones<sup>3</sup> and the provision for Rural Residential sites in return for significant enhancement planting, significant land rehabilitation or protection of natural areas. Provision for farm parks was deleted following the hearing of submissions, and is subject to appeal. It is also stated that the Council will be considering the option of hamlets in the rural area through the Proposed Plan process, as *“this would be an alternative to achieve the expected rural growth capacity”*. (Part II, p25). However, as stated above, the Proposed Plan does not contain provisions for hamlets and its provision is not enabled at the Regional planning level. On this basis the Council considered that the proposal was contrary to the RGS.

### 6.3.3 Proposed Changes to the ARPS

Proposed Plan Change 6 to the RPS was notified on 31 March 2005 and contained revised provisions relating to:

- Urban containment
- Urban structure
- Urban design
- Land use and transport
- Supporting infrastructure
- Rural development control.

A new policy (1) is included, which states:

*“land use and transport shall be integrated throughout the region to ensure that...(g) within rural areas, urban activities are prohibited, to avoid adverse effects on the environment and the Regional roading network”.*

A new definition of ‘urban activities’ is proposed, which states:

*“urban activities means those activities which are expected to occur within urban areas. Urban activities are activities which serve the needs of the urban population and of the wider rural population. Urban activities include residential, commercial, retail, industrial and recreational activities, and public buildings, educational and health institutions, places of worship, visitor accommodation involving self-contained units, sports facilities and cemeteries”.*

Within rural areas, new policies are included relating to countryside living, with the most relevant of these, Policy 2.6.17(3) and (6) respectively:

---

<sup>3</sup> First introduced under Plan Change 55 to the Operative District Plan 1993.

*“Countryside living is subject to constraints as to location, scale, extent so that provision is limited to that contained in current District plans as at 31 March 2005 and or changes or variations notified prior to 31 March 2005”*

*“Countryside living shall only be provided where it is demonstrated that there is insufficient capacity available within rural areas to cater for anticipated growth”.*

The Council has lodged a submission on this policy, suggesting that it be amended to reflect that countryside living should be subject to constraints as to location, scale and extent. The submission seeks that countryside living should be provided only where a rural strategy or structure plan has been completed addressing the matters set out in ensuing policies relating to specific locational criteria, environmental effects and rural capacity. As currently proposed, the effect of Plan Change 6 would be to place a moratorium on countryside living beyond the zoned areas currently provided for by Plan Change 55 and the Proposed Plan. By implication, these proposed changes render the current proposal even further outside the current planning philosophy of the ARC, with regard to new urban areas outside the MUL.

The ARC is currently hearing submissions on Proposed Plan Change 6 to the RPS. Although the Council is required to have regard to these changes, the degree of statutory weight that can be given to these provisions is limited until decisions are released. Notwithstanding this however, the Council considered that the proposal was contrary to the proposed changes to the RPS.

#### 6.3.4 Vision Rodney

The most current expression of the strategic direction which the Council proposes is in *Vision Rodney – A Strategy for the District’s Future*, published in July 2003. In this document it is stated:

*“Rodney’s country character is a mixture of natural areas, traditional pastoral and other farming, coastal land and countryside living. Being so close to Auckland, it is a uniqueness that we value and must protect. At the same time many people need to be able to work the land. Change is inevitable and the land cannot be frozen in time. Growth and development are real pressures and a balance must be struck. The elements of what is often a visual ‘perception’ of the countryside will be identified and retained. People are grappling with these issues around the world and a wide range of tools will have to be considered – from economic to community tools. For example, new methods of land management could be considered, or perhaps new ideas such as private parks....(Clause 1.1 Page 5)*

*“Growth must be accommodated, but not necessarily in the existing locations. Compact growth nodes must be identified and developed to curb the pressures of urban sprawl and to guard against destroying existing communities. Growth nodes may be located in existing small communities that require more people, or completely new settlements. The hamlet concept may also be a feasible option. Either way, new nodes must be well designed and serviced from the start”.*  
(Clause 2.4, Page 7)

The references in this document to growth ‘nodes’ and the possibility of hamlets as a feasible option, recognise the Council’s desire to identify alternative methods of managing growth. Whilst there are submissions seeking provision for hamlets in the Proposed Plan, no decision has been released to date and there are no enabling provisions for hamlets at the Regional level (indeed, Proposed Plan Change 6 seems to be heading in the opposite direction). In the meantime, it is understood that work has commenced on a Green Belt and Rural Strategy to address these issues on a District-wide basis, taking into consideration rural character, demands on infrastructure, sensitivity of receiving environments, water supply, cumulative effects of traffic on rural roads, significant landscapes, effects on existing rural towns and villages and community services and facilities (e.g. schools). The Council felt that,

until such a strategy was completed and a clear case for hamlet style development could be established, any such proposals were premature and not consistent with the stated aims of *Vision Rodney*.

## 7.0 SUMMARY OF SUBMISSIONS

A discussion of the issues raised in the submissions and the relief sought by submitters follows.

A total of 8 submissions were received in support with 98 submissions received in opposition.

A list of submitters and the relief sought and a list of further submitters is listed below:

SUBMITTER NAME	SUBMISSION NO.	RELIEF SOUGHT
<b>Maureen Adams</b>	<b>1017/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/16	<b>Supports submission 1017/1</b>
Derek William Hay	FS1083/23	<b>Supports submission 1017/1</b>
Bill Charles Marcroft	FS1026/22	<b>Supports submission 1017/1</b>
Puhoi Community Forum Inc	FS1112/21	<b>Supports submission 1017/1</b>
<b>Daniel J Andrews</b>	<b>1081/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/79	<b>Supports submission 1081/1</b>
Derek William Hay	FS1083/92	<b>Supports submission 1081/1</b>
Bill Charles Marcroft	FS1026/83	<b>Supports submission 1081/1</b>
Puhoi Community Forum Inc	FS1112/84	<b>Supports submission 1081/1</b>
<b>Auckland Regional Council</b>	<b>1041/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/40	<b>Supports submission 1041/1</b>
Werner Fischer	FS1032/15	<b>Supports submission 1041/1</b>
Derek William Hay	FS1083/49	<b>Supports submission 1041/1</b>
Bill Charles Marcroft	FS1026/45	<b>Supports submission 1041/1</b>
Puhoi Community Forum Inc	FS1112/45	<b>Opposes submission 1091/1</b>
Terra Nova Planning Ltd	FS1110/1	<b>Opposes submission 1041/1</b>
<b>Margaret Bailey</b>	<b>1036/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/35	<b>Supports submission 1036/1</b>
Derek William Hay	FS1083/44	<b>Supports submission 1036/1</b>
Bill Charles Marcroft	FS1026/40	<b>Supports submission 1036/1</b>
Puhoi Community Forum Inc	FS1112/40	<b>Supports submission 1036/1</b>
<b>Janet &amp; Bruce Barnes</b>	<b>1031/1</b>	Reject Plan Change 98 in its entirety.
Arthur J & Valerie F Dunn	FS1071/30	<b>Supports submission 1031/1</b>
Derek William Hay	FS1083/39	<b>Supports submission 1031/1</b>
Bill Charles Marcroft	FS1026/35	<b>Supports submission 1031/1</b>
Puhoi Community Forum Inc	FS1112/35	<b>Supports submission 1031/1</b>
<b>Ian Bateman</b>	<b>1054/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/53	<b>Supports submission 1054/1</b>
Derek William Hay	FS1083/62	<b>Supports submission 1054/1</b>
Bill Charles Marcroft	FS1026/58	<b>Supports submission 1054/1</b>
Puhoi Community Forum Inc	FS1112/58	<b>Supports submission 1054/1</b>
<b>Maralyn Bateman</b>	<b>1055/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/54	<b>Supports submission 1055/1</b>
Derek William Hay	FS1083/63	<b>Supports submission 1055/1</b>

Bill Charles Marcroft	FS1026/59	<b>Supports submission 1055/1</b>
Puhoi Community Forum Inc	FS1112/59	<b>Supports submission 1055/1</b>
<b>Johannes S &amp; Marina Benade</b>	<b>1057/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/56	<b>Supports submission 1057/1</b>
Derek William Hay	FS1083/65	<b>Supports submission 1057/1</b>
Bill Charles Marcroft	FS1026/61	<b>Supports submission 1057/1</b>
Puhoi Community Forum Inc	FS1112/61	<b>Supports submission 1057/1</b>
<b>Simone Ruth Bennett</b>	<b>1080/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/78	<b>Opposes submission 1080/1</b>
Derek William Hay	FS1083/90	<b>Supports submission 1080/1</b>
Bill Charles Marcroft	FS1026/82	<b>Supports submission 1080/1</b>
Puhoi Community Forum Inc	FS1112/83	<b>Supports submission 1080/1</b>
<b>Simone Ruth Bennett</b>	<b>1080/2</b>	To review zoning areas.
Derek William Hay	FS1083/91	<b>Supports submission 1080/2</b>
<b>Dr Ian K G &amp; Ms Maree J Drury Boothroyd</b>	<b>1089/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/85	<b>Supports submission 1089/1</b>
Werner Fischer	FS1032/20	<b>Supports submission 1089/1</b>
Richard & Jan Gordon-Walters	FS1113/5	<b>Supports submission 1089/1</b>
Derek William Hay	FS1083/98	<b>Supports submission 1089/1</b>
Bill Charles Marcroft	FS1026/89	<b>Supports submission 1089/1</b>
Puhoi Community Forum Inc	FS1112/90	<b>Supports submission 1089/1</b>
<b>Craig Brown</b>	<b>1016/1</b>	Reject this application.
Arthur J & Valerie F Dunn	FS1071/15	<b>Supports submission 1016/1</b>
Derek William Hay	FS1083/22	<b>Supports submission 1016/1</b>
Bill Charles Marcroft	FS1026/21	<b>Supports submission 1016/1</b>
Puhoi Community Forum Inc	FS1112/20	<b>Supports submission 1016/1</b>
<b>Peter Roydon Christensen</b>	<b>1018/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/17	<b>Supports submission 1018/1</b>
Derek William Hay	FS1083/24	<b>Supports submission 1018/1</b>
Bill Charles Marcroft	FS1026/23	<b>Supports submission 1018/1</b>
Puhoi Community Forum Inc	FS1112/22	<b>Supports submission 1018/1</b>
<b>Kenneth Crockett</b>	<b>1003/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/5	<b>Supports submission 1003/1</b>
Derek William Hay	FS1083/9	<b>Supports submission 1003/1</b>
Bill Charles Marcroft	FS1026/11	<b>Supports submission 1003/1</b>
Puhoi Community Forum Inc	FS1112/10	<b>Supports submission 1003/1</b>
<b>Ruth Elizabeth Cunliffe</b>	<b>1105/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/99	<b>Supports submission 1105/1</b>
Derek William Hay	FS1083/112	<b>Supports submission 1105/1</b>
Bill Charles Marcroft	FS1026/103	<b>Supports submission 1105/1</b>
Puhoi Community Forum Inc	FS1112/104	<b>Supports submission 1105/1</b>
<b>Christopher J Davis</b>	<b>1087/1</b>	Fully support Plan Change 98. It will revitalise the community but still keep the village feel. A great concept.
Arthur J & Valerie F Dunn	FS1071/102	<b>Opposes submission 1087/1</b>
Jennifer Alwyn Fischer	FS1020/2	<b>Opposes submission 1087/1</b>
Werner Fischer	FS1032/4	<b>Opposes submission 1087/1</b>
Derek William Hay	FS1083/4	<b>Opposes submission 1087/1</b>
Bill Charles Marcroft	FS1026/4	<b>Opposes submission 1087/1</b>
Susan Marcroft	FS1030/4	<b>Opposes submission 1087/1</b>

Puhoi Community Forum Inc	FS1112/3	<b>Opposes submission 1087/1</b>
Puhoi Historical Society Inc	FS1022/6	<b>Opposes submission 1087/1</b>
Puhoi Landcare Group Inc.	FS1023/4	<b>Opposes submission 1087/1</b>
<b>Jennifer A E Davison</b>	<b>1004/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/6	<b>Supports submission 1004/1</b>
Werner Fischer	FS1032/6	<b>Supports submission 1004/1</b>
Richard & Jan Gordon-Walters	FS1113/10	<b>Supports submission 1004/1</b>
Derek William Hay	FS1083/10	<b>Supports submission 1004/1</b>
Bill Charles Marcroft	FS1026/12	<b>Supports submission 1004/1</b>
Puhoi Community Forum Inc	FS1112/11	<b>Supports submission 1004/1</b>
<b>Janet Digby</b>	<b>1029/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/28	<b>Supports submission 1029/1</b>
Derek William Hay	FS1083/37	<b>Supports submission 1029/1</b>
Bill Charles Marcroft	FS1026/33	<b>Supports submission 1029/1</b>
Puhoi Community Forum Inc	FS1112/33	<b>Supports submission 1029/1</b>
<b>Kenneth Diprose</b>	<b>1074/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/73	<b>Supports submission 1074/1</b>
Derek William Hay	FS1083/84	<b>Supports submission 1074/1</b>
Bill Charles Marcroft	FS1026/78	<b>Supports submission 1074/1</b>
Puhoi Community Forum Inc	FS1112/78	<b>Supports submission 1074/1</b>
<b>David Dodsworth</b>	<b>1053/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/52	<b>Supports submission 1053/1</b>
Derek William Hay	FS1083/61	<b>Supports submission 1053/1</b>
Bill Charles Marcroft	FS1026/57	<b>Supports submission 1053/1</b>
Puhoi Community Forum Inc	FS1112/57	<b>Supports submission 1053/1</b>
<b>Mrs J Dodsworth</b>	<b>1052/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/51	<b>Supports submission 1052/1</b>
Derek William Hay	FS1083/60	<b>Supports submission 1052/1</b>
Bill Charles Marcroft	FS1026/56	<b>Supports submission 1052/1</b>
Puhoi Community Forum Inc	FS1112/56	<b>Supports submission 1052/1</b>
<b>Gavin Donaldson</b>	<b>1075/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/74	<b>Supports submission 1075/1</b>
Derek William Hay	FS1083/85	<b>Supports submission 1075/1</b>
Bill Charles Marcroft	FS1026/79	<b>Supports submission 1075/1</b>
Puhoi Community Forum Inc	FS1112/79	<b>Supports submission 1075/1</b>
<b>Arthur J &amp; Valerie F Dunn</b>	<b>1071/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Jennifer A E Davison	FS1004/7	<b>Supports submission 1071/1</b>
Arthur J & Valerie F Dunn	FS1071/70	<b>Supports submission 1071/1</b>
Werner Fischer	FS1032/18	<b>Supports submission 1071/1</b>
Derek William Hay	FS1083/80	<b>Supports submission 1071/1</b>
Bill Charles Marcroft	FS1026/75	<b>Supports submission 1071/1</b>
Puhoi Community Forum Inc	FS1112/75	<b>Supports submission 1071/1</b>
<b>J Dye</b>	<b>1009/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/10	<b>Supports submission 1009/1</b>
Werner Fischer	FS1032/7	<b>Supports submission 1009/1</b>
Derek William Hay	FS1083/14	<b>Supports submission 1009/1</b>

Bill Charles Marcroft	FS1026/16	<b>Supports submission 1009/1</b>
Puhoi Community Forum Inc	FS1112/15	<b>Supports submission 1009/1</b>
<b>Dr Johannes F Everts</b>	<b>1064/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/63	<b>Supports submission 1064/1</b>
Derek William Hay	FS1083/73	<b>Supports submission 1064/1</b>
Bill Charles Marcroft	FS1026/68	<b>Supports submission 1064/1</b>
Puhoi Community Forum Inc	FS1112/68	<b>Supports submission 1064/1</b>
<b>Priscilla Caroline Everts</b>	<b>1063/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/62	<b>Supports submission 1063/1</b>
Derek William Hay	FS1083/72	<b>Supports submission 1063/1</b>
Bill Charles Marcroft	FS1026/67	<b>Supports submission 1063/1</b>
Puhoi Community Forum Inc	FS1112/67	<b>Supports submission 1063/1</b>
<b>Mr Glenn Favenstein</b>	<b>1047/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/46	<b>Supports submission 1047/1</b>
Derek William Hay	FS1083/55	<b>Supports submission 1047/1</b>
Bill Charles Marcroft	FS1026/51	<b>Supports submission 1047/1</b>
Puhoi Community Forum Inc	FS1112/51	<b>Supports submission 1047/1</b>
<b>Jennifer Alwyn Fischer</b>	<b>1020/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Jennifer A E Davison	FS1004/4	<b>Supports submission 1020/1</b>
Arthur J & Valerie F Dunn	FS1071/19	<b>Supports submission 1020/1</b>
Werner Fischer	FS1032/9	<b>Supports submission 1020/1</b>
Derek William Hay	FS1083/27	<b>Supports submission 1020/1</b>
Bill Charles Marcroft	FS1026/25	<b>Supports submission 1020/1</b>
Puhoi Community Forum Inc	FS1112/24	<b>Supports submission 1020/1</b>
<b>Werner Fischer</b>	<b>1032/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/31	<b>Supports submission 1032/1</b>
Derek William Hay	FS1083/40	<b>Supports submission 1032/1</b>
Bill Charles Marcroft	FS1026/36	<b>Supports submission 1032/1</b>
Puhoi Community Forum Inc	FS1112/36	<b>Supports submission 1032/1</b>
<b>Elizabeth Foster</b>	<b>1079/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/77	<b>Supports submission 1079/1</b>
Werner Fischer	FS1032/19	<b>Supports submission 1079/1</b>
Derek William Hay	FS1083/89	<b>Supports submission 1079/1</b>
Bill Charles Marcroft	FS1026/81	<b>Supports submission 1079/1</b>
Puhoi Community Forum Inc	FS1112/82	<b>Supports submission 1079/1</b>
<b>Diane Lynette Glanville</b>	<b>1073/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission. Keep building lots at least 1 acre and topographically sound and suitable for habitation.
Arthur J & Valerie F Dunn	FS1071/72	<b>Supports submission 1073/1</b>
Derek William Hay	FS1083/83	<b>Supports submission 1073/1</b>
Bill Charles Marcroft	FS1026/77	<b>Supports submission 1073/1</b>
Puhoi Community Forum Inc	FS1112/77	<b>Supports submission 1073/1</b>
<b>Patrick John Glanville</b>	<b>1072/2</b>	Seeks support for a future Plan Change by the submitter should the Council support this application.
Derek William Hay	FS1083/82	<b>Supports submission 1072/2</b>
<b>Patrick John Glanville</b>	<b>1072/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.

Arthur J & Valerie F Dunn	FS1071/71	<b>Supports submission 1072/1</b>
Derek William Hay	FS1083/81	<b>Supports submission 1072/1</b>
Bill Charles Marcroft	FS1026/76	<b>Supports submission 1072/1</b>
Puhoi Community Forum Inc	FS1112/76	<b>Supports submission 1072/1</b>
<b>Norman W Golding</b>	<b>1094/1</b>	Reject this application to change Rodney District Plan for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/90	<b>Supports submission 1094/1</b>
Derek William Hay	FS1083/103	<b>Supports submission 1094/1</b>
Bill Charles Marcroft	FS1026/94	<b>Supports submission 1094/1</b>
Puhoi Community Forum Inc	FS1112/95	<b>Supports submission 1094/1</b>
<b>Jacob John Greenleaf</b>	<b>1038/1</b>	Reject proposed development and RDC should seriously review all submissions.
Arthur J & Valerie F Dunn	FS1071/37	<b>Supports submission 1038/1</b>
Derek William Hay	FS1083/46	<b>Supports submission 1038/1</b>
Bill Charles Marcroft	FS1026/42	<b>Supports submission 1038/1</b>
Puhoi Community Forum Inc	FS1112/42	<b>Supports submission 1038/1</b>
<b>Jody Greenleaf</b>	<b>1039/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/38	<b>Supports submission 1039/1</b>
Derek William Hay	FS1083/47	<b>Supports submission 1039/1</b>
Bill Charles Marcroft	FS1026/43	<b>Supports submission 1039/1</b>
Puhoi Community Forum Inc	FS1112/43	<b>Supports submission 1039/1</b>
<b>Paul M Grimmer</b>	<b>1093/3</b>	Retain zoning of this land as it is now in Proposed District Plan 2000
Arthur J & Valerie F Dunn	FS1071/89	<b>Supports submission 1093/3</b>
Derek William Hay	FS1083/102	<b>Supports submission 1093/3</b>
Bill Charles Marcroft	FS1026/93	<b>Supports submission 1093/3</b>
Puhoi Community Forum Inc	FS1112/94	<b>Supports submission 1093/3</b>
<b>Paul M Grimmer</b>	<b>1093/2</b>	Retain present zoning of this land (Operative transitional Rodney District Plan 1993)
Arthur J & Valerie F Dunn	FS1071/88	<b>Supports submission 1093/2</b>
Derek William Hay	FS1083/101	<b>Supports submission 1093/2</b>
Bill Charles Marcroft	FS1026/92	<b>Supports submission 1093/2</b>
Puhoi Community Forum Inc	FS1112/93	<b>Supports submission 1093/2</b>
<b>Paul M Grimmer</b>	<b>1093/1</b>	1. Reject proposal in its entirety.
Arthur J & Valerie F Dunn	FS1071/87	<b>Supports submission 1093/1</b>
Derek William Hay	FS1083/100	<b>Supports submission 1093/1</b>
Bill Charles Marcroft	FS1026/91	<b>Supports submission 1093/1</b>
Puhoi Community Forum Inc	FS1112/92	<b>Supports submission 1093/1</b>
<b>Haka International NZ Ltd</b>	<b>1077/1</b>	Decline this proposed Plan Change for various reasons as outlined in submission, and request Developer to submit a proposed Plan Change classifying the subject land as Countryside Living in a manner consistent with Part 1 of PC55.
Derek William Hay	FS1083/87	<b>Supports submission 1077/1</b>
<b>Robert Paul Halton</b>	<b>1046/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/45	<b>Supports submission 1046/1</b>
Derek William Hay	FS1083/54	<b>Supports submission 1046/1</b>
Bill Charles Marcroft	FS1026/50	<b>Supports submission 1046/1</b>
Puhoi Community Forum Inc	FS1112/50	<b>Supports submission 1046/1</b>
<b>P B Harris</b>	<b>1062/1</b>	Reject Plan Change 98 in its entirety.
Arthur J & Valerie F Dunn	FS1071/61	<b>Supports submission 1062/1</b>

Derek William Hay	FS1083/71	<b>Supports submission 1062/1</b>
Bill Charles Marcroft	FS1026/66	<b>Supports submission 1062/1</b>
Puhoi Community Forum Inc	FS1112/66	<b>Supports submission 1062/1</b>
<b>Boyd Harrison</b>	<b>1091/1</b>	Support Plan Change 98.
Jennifer A E Davison	FS1004/2	<b>Opposes submission 1091/1</b>
Arthur J & Valerie F Dunn	FS1071/103	<b>Opposes submission 1091/1</b>
Jennifer Alwyn Fischer	FS1020/4	<b>Opposes submission 1091/1</b>
Werner Fischer	FS1032/21	<b>Opposes submission 1091/1</b>
Richard & Jan Gordon-Walters	FS1113/1	<b>Opposes submission 1091/1</b>
Derek William Hay	FS1083/113	<b>Opposes submission 1091/1</b>
Bill Charles Marcroft	FS1026/6	<b>Opposes submission 1091/1</b>
Susan Marcroft	FS1030/6	<b>Opposes submission 1091/1</b>
Puhoi Community Forum Inc	FS1112/4	<b>Opposes submission 1091/1</b>
Puhoi Historical Society Inc	FS1022/7	<b>Opposes submission 1091/1</b>
Puhoi Landcare Group Inc.	FS1023/5	<b>Opposes submission 1091/1</b>
<b>Carole Irene Hay</b>	<b>1082/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/80	<b>Supports submission 1082/1</b>
Derek William Hay	FS1083/93	<b>Supports submission 1082/1</b>
Bill Charles Marcroft	FS1026/84	<b>Supports submission 1082/1</b>
Puhoi Community Forum Inc	FS1112/85	<b>Supports submission 1082/1</b>
<b>Derek William Hay</b>	<b>1083/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/81	<b>Supports submission 1083/1</b>
Derek William Hay	FS1083/94	<b>Supports submission 1083/1</b>
Bill Charles Marcroft	FS1026/85	<b>Supports submission 1083/1</b>
Puhoi Community Forum Inc	FS1112/86	<b>Supports submission 1083/1</b>
<b>Gabrielle Margaret Hern</b>	<b>1085/1</b>	Reject Plan Change 98.
Arthur J & Valerie F Dunn	FS1071/83	<b>Supports submission 1085/1</b>
Derek William Hay	FS1083/96	<b>Supports submission 1085/1</b>
Bill Charles Marcroft	FS1026/87	<b>Supports submission 1085/1</b>
Puhoi Community Forum Inc	FS1112/88	<b>Supports submission 1085/1</b>
<b>Marina Huiberdina Hofma</b>	<b>1069/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/68	<b>Supports submission 1069/1</b>
Derek William Hay	FS1083/78	<b>Supports submission 1069/1</b>
Bill Charles Marcroft	FS1026/73	<b>Supports submission 1069/1</b>
Puhoi Community Forum Inc	FS1112/73	<b>Supports submission 1069/1</b>
<b>Darryl Hollamby</b>	<b>1088/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/84	<b>Supports submission 1088/1</b>
Derek William Hay	FS1083/97	<b>Supports submission 1088/1</b>
Bill Charles Marcroft	FS1026/88	<b>Supports submission 1088/1</b>
Puhoi Community Forum Inc	FS1112/89	<b>Supports submission 1088/1</b>
<b>Patricia Nola Jackman</b>	<b>1037/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/36	<b>Supports submission 1037/1</b>
Derek William Hay	FS1083/45	<b>Supports submission 1037/1</b>
Bill Charles Marcroft	FS1026/41	<b>Supports submission 1037/1</b>
Puhoi Community Forum Inc	FS1112/41	<b>Supports submission 1037/1</b>
<b>Peter Charles Kimber</b>	<b>1103/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/97	<b>Supports submission 1103/1</b>
Derek William Hay	FS1083/110	<b>Supports submission 1103/1</b>
Bill Charles Marcroft	FS1026/101	<b>Supports submission 1103/1</b>
Puhoi Community Forum Inc	FS1112/102	<b>Supports submission 1103/1</b>

<b>Olexander Kivichick</b>	<b>1042/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/41	<b>Supports submission 1042/1</b>
Derek William Hay	FS1083/50	<b>Supports submission 1042/1</b>
Bill Charles Marcroft	FS1026/46	<b>Supports submission 1042/1</b>
Puhoi Community Forum Inc	FS1112/46	<b>Supports submission 1042/1</b>
<b>Krippner Road Association</b>	<b>1001/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/3	<b>Supports submission 1001/1</b>
Derek William Hay	FS1083/7	<b>Supports submission 1001/1</b>
Bill Charles Marcroft	FS1026/9	<b>Supports submission 1001/1</b>
Puhoi Community Forum Inc	FS1112/8	<b>Supports submission 1001/1</b>
<b>Karen Elizabeth Logan</b>	<b>1033/1</b>	Reject Plan Change 98 in its entirety.
Arthur J & Valerie F Dunn	FS1071/32	<b>Supports submission 1033/1</b>
Derek William Hay	FS1083/41	<b>Supports submission 1033/1</b>
Bill Charles Marcroft	FS1026/37	<b>Supports submission 1033/1</b>
Puhoi Community Forum Inc	FS1112/37	<b>Supports submission 1033/1</b>
<b>Quinten Donald Lush</b>	<b>1013/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/12	<b>Supports submission 1013/1</b>
Derek William Hay	FS1083/19	<b>Supports submission 1013/1</b>
Bill Charles Marcroft	FS1026/18	<b>Supports submission 1013/1</b>
Puhoi Community Forum Inc	FS1112/17	<b>Supports submission 1013/1</b>
<b>Bill Charles Marcroft</b>	<b>1026/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Jennifer A E Davison	FS1004/6	<b>Supports submission 1026/1</b>
Arthur J & Valerie F Dunn	FS1071/25	<b>Supports submission 1026/1</b>
Werner Fischer	FS1032/12	<b>Supports submission 1026/1</b>
Derek William Hay	FS1083/34	<b>Supports submission 1026/1</b>
Puhoi Community Forum Inc	FS1112/30	<b>Supports submission 1026/1</b>
<b>Deborah Lee Marcroft</b>	<b>1065/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/64	<b>Supports submission 1065/1</b>
Derek William Hay	FS1083/74	<b>Supports submission 1065/1</b>
Bill Charles Marcroft	FS1026/69	<b>Supports submission 1065/1</b>
Puhoi Community Forum Inc	FS1112/69	<b>Supports submission 1065/1</b>
<b>Susan Marcroft</b>	<b>1030/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/29	<b>Supports submission 1030/1</b>
Werner Fischer	FS1032/13	<b>Supports submission 1030/1</b>
Derek William Hay	FS1083/38	<b>Supports submission 1030/1</b>
Bill Charles Marcroft	FS1026/34	<b>Supports submission 1030/1</b>
Puhoi Community Forum Inc	FS1112/34	<b>Supports submission 1030/1</b>
<b>A D &amp; E J McLaren</b>	<b>1097/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/93	<b>Supports submission 1097/1</b>
Derek William Hay	FS1083/106	<b>Supports submission 1097/1</b>
Bill Charles Marcroft	FS1026/97	<b>Supports submission 1097/1</b>
Puhoi Community Forum Inc	FS1112/98	<b>Supports submission 1097/1</b>
<b>Mrs Valerie McLean</b>	<b>1040/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/39	<b>Supports submission 1040/1</b>
Derek William Hay	FS1083/48	<b>Supports submission 1040/1</b>
Bill Charles Marcroft	FS1026/44	<b>Supports submission 1040/1</b>
Puhoi Community Forum Inc	FS1112/44	<b>Supports submission 1040/1</b>
<b>Raymond John Medemblik</b>	<b>1051/1</b>	Reject Plan Change 98 in its entirety for

		various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/50	<b>Supports submission 1051/1</b>
Derek William Hay	FS1083/59	<b>Supports submission 1051/1</b>
Bill Charles Marcroft	FS1026/55	<b>Supports submission 1051/1</b>
Puhoi Community Forum Inc	FS1112/55	<b>Supports submission 1051/1</b>
<b>Trudy Medemblik</b>	<b>1050/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/49	<b>Supports submission 1050/1</b>
Derek William Hay	FS1083/58	<b>Supports submission 1050/1</b>
Bill Charles Marcroft	FS1026/54	<b>Supports submission 1050/1</b>
Puhoi Community Forum Inc	FS1112/54	<b>Supports submission 1050/1</b>
<b>Lance Mitchell</b>	<b>1076/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/75	<b>Supports submission 1076/1</b>
Derek William Hay	FS1083/86	<b>Supports submission 1076/1</b>
Puhoi Community Forum Inc	FS1112/80	<b>Supports submission 1076/1</b>
<b>Larry Mitchell</b>	<b>1084/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/82	<b>Supports submission 1084/1</b>
Derek William Hay	FS1083/95	<b>Supports submission 1084/1</b>
Bill Charles Marcroft	FS1026/86	<b>Supports submission 1084/1</b>
Puhoi Community Forum Inc	FS1112/87	<b>Supports submission 1084/1</b>
<b>W E &amp; H F Massey</b>	<b>1092/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/86	<b>Supports submission 1092/1</b>
Richard & Jan Gordon-Walters	FS1113/6	<b>Supports submission 1092/1</b>
Derek William Hay	FS1083/99	<b>Supports submission 1092/1</b>
Bill Charles Marcroft	FS1026/90	<b>Supports submission 1092/1</b>
Puhoi Community Forum Inc	FS1112/91	<b>Supports submission 1092/1</b>
<b>Ngahemi Properties Ltd</b>	<b>1086/1</b>	Support - seek provision of a scheduled activity for a rural hamlet as provided for in the submission by Papillon Investments Ltd.
Arthur J & Valerie F Dunn	FS1071/101	<b>Opposes submission 1086/1</b>
Jennifer Alwyn Fischer	FS1020/6	<b>Opposes submission 1086/1</b>
Werner Fischer	FS1032/3	<b>Opposes submission 1086/1</b>
Richard & Jan Gordon-Walters	FS1113/2	<b>Opposes submission 1086/1</b>
Derek William Hay	FS1083/3	<b>Opposes submission 1086/1</b>
Bill Charles Marcroft	FS1026/3	<b>Opposes submission 1086/1</b>
Susan Marcroft	FS1030/3	<b>Opposes submission 1086/1</b>
Puhoi Community Forum Inc	FS1112/2	<b>Opposes submission 1086/1</b>
Puhoi Historical Society Inc	FS1022/4	<b>Opposes submission 1086/1</b>
Puhoi Landcare Group Inc.	FS1023/3	<b>Opposes submission 1086/1</b>
<b>Murray John Noone</b>	<b>1101/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/95	<b>Supports submission 1101/1</b>
Derek William Hay	FS1083/108	<b>Supports submission 1101/1</b>
Bill Charles Marcroft	FS1026/99	<b>Supports submission 1101/1</b>
Puhoi Community Forum Inc	FS1112/100	<b>Supports submission 1101/1</b>
<b>S Karyn O'Leary</b>	<b>1068/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/67	<b>Supports submission 1068/1</b>
Werner Fischer	FS1032/17	<b>Supports submission 1068/1</b>
Richard & Jan Gordon-Walters	FS1113/4	<b>Supports submission 1068/1</b>

Derek William Hay	FS1083/77	<b>Supports submission 1068/1</b>
Bill Charles Marcroft	FS1026/72	<b>Supports submission 1068/1</b>
Puhoi Community Forum Inc	FS1112/72	<b>Supports submission 1068/1</b>
<b>Herman Olivier</b>	<b>1100/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/94	<b>Supports submission 1100/1</b>
Derek William Hay	FS1083/107	<b>Supports submission 1100/1</b>
Bill Charles Marcroft	FS1026/98	<b>Supports submission 1100/1</b>
Puhoi Community Forum Inc	FS1112/99	<b>Supports submission 1100/1</b>
<b>Olga Olivier</b>	<b>1104/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/98	<b>Supports submission 1104/1</b>
Derek William Hay	FS1083/111	<b>Supports submission 1104/1</b>
Bill Charles Marcroft	FS1026/102	<b>Supports submission 1104/1</b>
<b>Papillion Investments Ltd</b>	<b>1011/1</b>	Council approve proposed Plan Change 98.
Arthur J & Valerie F Dunn	FS1071/100	<b>Opposes submission 1011/1</b>
Jennifer Alwyn Fischer	FS1020/3	<b>Opposes submission 1011/1</b>
Werner Fischer	FS1032/5	<b>Opposes submission 1011/1</b>
Derek William Hay	FS1083/5	<b>Opposes submission 1011/1</b>
Bill Charles Marcroft	FS1026/5	<b>Opposes submission 1011/1</b>
Susan Marcroft	FS1030/5	<b>Opposes submission 1011/1</b>
Puhoi Community Forum Inc	FS1112/1	<b>Opposes submission 1011/1</b>
Puhoi Historical Society Inc	FS1022/5	<b>Opposes submission 1011/1</b>
Puhoi Landcare Group Inc.	FS1023/2	<b>Opposes submission 1011/1</b>
<b>Desmond Peate</b>	<b>1102/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/96	<b>Supports submission 1102/1</b>
Derek William Hay	FS1083/109	<b>Supports submission 1102/1</b>
Bill Charles Marcroft	FS1026/100	<b>Supports submission 1102/1</b>
Puhoi Community Forum Inc	FS1112/101	<b>Supports submission 1102/1</b>
<b>Daniel Jon Steel Philippa Louise Beagley</b>	<b>1078/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/76	<b>Supports submission 1078/1</b>
Derek William Hay	FS1083/88	<b>Supports submission 1078/1</b>
Bill Charles Marcroft	FS1026/80	<b>Supports submission 1078/1</b>
Puhoi Community Forum Inc	FS1112/81	<b>Supports submission 1078/1</b>
<b>Andrea Phillips</b>	<b>1048/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/47	<b>Supports submission 1048/1</b>
Derek William Hay	FS1083/56	<b>Supports submission 1048/1</b>
Bill Charles Marcroft	FS1026/52	<b>Supports submission 1048/1</b>
Puhoi Community Forum Inc	FS1112/52	<b>Supports submission 1048/1</b>
<b>Andrew S &amp; Elisabeth J Pickering</b>	<b>1045/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/44	<b>Supports submission 1045/1</b>
Derek William Hay	FS1083/53	<b>Supports submission 1045/1</b>
Bill Charles Marcroft	FS1026/49	<b>Supports submission 1045/1</b>
Puhoi Community Forum Inc	FS1112/49	<b>Supports submission 1045/1</b>
<b>Maureen Pole</b>	<b>1058/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/57	<b>Supports submission 1058/1</b>
Derek William Hay	FS1083/66	<b>Supports submission 1058/1</b>
Puhoi Community Forum Inc	FS1112/62	<b>Supports submission 1058/1</b>
<b>Puhoi Bohemian Dance Group</b>	<b>1012/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/11	<b>Supports submission 1012/1</b>
Derek William Hay	FS1083/18	<b>Supports submission 1012/1</b>
Bill Charles Marcroft	FS1026/17	<b>Supports submission 1012/1</b>

Puhoi Community Forum Inc	FS1112/16	<b>Supports submission 1012/1</b>
<b>Puhoi Historical Society Inc</b>	<b>1022/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/21	<b>Supports submission 1022/1</b>
Werner Fischer	FS1032/10	<b>Supports submission 1022/1</b>
Derek William Hay	FS1083/30	<b>Supports submission 1022/1</b>
Bill Charles Marcroft	FS1026/27	<b>Supports submission 1022/1</b>
Puhoi Community Forum Inc	FS1112/26	<b>Supports submission 1022/1</b>
<b>Puhoi Landcare Group Inc.</b>	<b>1023/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Jennifer A E Davison	FS1004/5	<b>Opposes submission 1023/1</b>
Arthur J & Valerie F Dunn	FS1071/22	<b>Supports submission 1023/1</b>
Werner Fischer	FS1032/11	<b>Supports submission 1023/1</b>
Derek William Hay	FS1083/31	<b>Supports submission 1023/1</b>
Bill Charles Marcroft	FS1026/28	<b>Supports submission 1023/1</b>
Puhoi Community Forum Inc	FS1112/27	<b>Supports submission 1023/1</b>
Terra Nova Planning Ltd	FS1110/2	<b>Opposes submission 1023/1</b>
<b>Jean Richards</b>	<b>1014/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/13	<b>Supports submission 1014/1</b>
Derek William Hay	FS1083/20	<b>Supports submission 1014/1</b>
Bill Charles Marcroft	FS1026/19	<b>Supports submission 1014/1</b>
Puhoi Community Forum Inc	FS1112/18	<b>Supports submission 1014/1</b>
<b>M Riegstra</b>	<b>1056/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/55	<b>Supports submission 1056/1</b>
Derek William Hay	FS1083/64	<b>Supports submission 1056/1</b>
Bill Charles Marcroft	FS1026/60	<b>Supports submission 1056/1</b>
Puhoi Community Forum Inc	FS1112/60	<b>Supports submission 1056/1</b>
<b>Peter Rodgers</b>	<b>1096/1</b>	Reject this application to change Rodney District Plan for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/92	<b>Supports submission 1096/1</b>
Derek William Hay	FS1083/105	<b>Supports submission 1096/1</b>
Bill Charles Marcroft	FS1026/96	<b>Supports submission 1096/1</b>
Puhoi Community Forum Inc	FS1112/97	<b>Supports submission 1096/1</b>
<b>Bridget Rowsell</b>	<b>1043/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/42	<b>Supports submission 1043/1</b>
Derek William Hay	FS1083/51	<b>Supports submission 1043/1</b>
Bill Charles Marcroft	FS1026/47	<b>Supports submission 1043/1</b>
Puhoi Community Forum Inc	FS1112/47	<b>Supports submission 1043/1</b>
<b>Steve Rowsell</b>	<b>1044/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/43	<b>Supports submission 1044/1</b>
Derek William Hay	FS1083/52	<b>Supports submission 1044/1</b>
Bill Charles Marcroft	FS1026/48	<b>Supports submission 1044/1</b>
Puhoi Community Forum Inc	FS1112/48	<b>Supports submission 1044/1</b>
<b>Mr J Rutherford</b>	<b>1007/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/9	<b>Supports submission 1007/1</b>
Derek William Hay	FS1083/13	<b>Supports submission 1007/1</b>
Bill Charles Marcroft	FS1026/15	<b>Supports submission 1007/1</b>
Puhoi Community Forum Inc	FS1112/14	<b>Supports submission 1007/1</b>
<b>Mrs S Rutherford</b>	<b>1002/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.

Arthur J & Valerie F Dunn	FS1071/4	<b>Supports submission 1002/1</b>
Derek William Hay	FS1083/8	<b>Supports submission 1002/1</b>
Bill Charles Marcroft	FS1026/10	<b>Supports submission 1002/1</b>
Puhoi Community Forum Inc	FS1112/9	<b>Supports submission 1002/1</b>
<b>Jennifer M Schollum</b>	<b>1095/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/91	<b>Supports submission 1095/1</b>
Derek William Hay	FS1083/104	<b>Supports submission 1095/1</b>
Bill Charles Marcroft	FS1026/95	<b>Supports submission 1095/1</b>
Puhoi Community Forum Inc	FS1112/96	<b>Supports submission 1095/1</b>
<b>Sue Secker</b>	<b>1015/1</b>	Object to this type of development.
Arthur J & Valerie F Dunn	FS1071/14	<b>Supports submission 1015/1</b>
Derek William Hay	FS1083/21	<b>Supports submission 1015/1</b>
Bill Charles Marcroft	FS1026/20	<b>Supports submission 1015/1</b>
Puhoi Community Forum Inc	FS1112/19	<b>Supports submission 1015/1</b>
<b>John A Simons</b>	<b>1049/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/48	<b>Supports submission 1049/1</b>
Derek William Hay	FS1083/57	<b>Supports submission 1049/1</b>
Bill Charles Marcroft	FS1026/53	<b>Supports submission 1049/1</b>
Puhoi Community Forum Inc	FS1112/53	<b>Supports submission 1049/1</b>
<b>Tracy &amp; Brendon Smith</b>	<b>1035/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/34	<b>Supports submission 1035/1</b>
Werner Fischer	FS1032/14	<b>Supports submission 1035/1</b>
Derek William Hay	FS1083/43	<b>Supports submission 1035/1</b>
Bill Charles Marcroft	FS1026/39	<b>Supports submission 1035/1</b>
Puhoi Community Forum Inc	FS1112/39	<b>Supports submission 1035/1</b>
<b>Astrid Stewart</b>	<b>1099/1</b>	I support development.
Arthur J & Valerie F Dunn	FS1071/105	<b>Opposes submission 1099/1</b>
Werner Fischer	FS1032/2	<b>Opposes submission 1099/1</b>
Richard & Jan Gordon-Walters	FS1113/3	<b>Opposes submission 1099/1</b>
Derek William Hay	FS1083/2	<b>Opposes submission 1099/1</b>
Bill Charles Marcroft	FS1026/2	<b>Opposes submission 1099/1</b>
Susan Marcroft	FS1030/8	<b>Opposes submission 1099/1</b>
Susan Marcroft	FS1030/2	<b>Opposes submission 1099/1</b>
Puhoi Community Forum Inc	FS1112/6	<b>Opposes submission 1099/1</b>
Puhoi Historical Society Inc	FS1022/3	<b>Opposes submission 1099/1</b>
Puhoi Landcare Group Inc.	FS1023/7	<b>Opposes submission 1099/1</b>
<b>David Graham Stewart</b>	<b>1098/1</b>	Support the Plan Change.
Arthur J & Valerie F Dunn	FS1071/104	<b>Opposes submission 1098/1</b>
Jennifer Alwyn Fischer	FS1020/5	<b>Supports submission 1098/1</b>
Werner Fischer	FS1032/22	<b>Opposes submission 1098/1</b>
Derek William Hay	FS1083/114	<b>Opposes submission 1098/1</b>
Bill Charles Marcroft	FS1026/7	<b>Opposes submission 1098/1</b>
Susan Marcroft	FS1030/7	<b>Opposes submission 1098/1</b>
Puhoi Community Forum Inc	FS1112/5	<b>Opposes submission 1098/1</b>
Puhoi Historical Society Inc	FS1022/2	<b>Opposes submission 1098/1</b>
Puhoi Landcare Group Inc.	FS1023/6	<b>Opposes submission 1098/1</b>
<b>Marion Stil</b>	<b>1060/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/60	<b>Supports submission 1060/1</b>
Derek William Hay	FS1083/69	<b>Supports submission 1060/1</b>
Bill Charles Marcroft	FS1026/64	<b>Supports submission 1060/1</b>
Puhoi Community Forum Inc	FS1112/65	<b>Opposes submission 1060/1</b>
<b>Ronald W Stil</b>	<b>1059/2</b>	Do not change zoning.

Arthur J & Valerie F Dunn	FS1071/59	<b>Supports submission 1059/2</b>
Derek William Hay	FS1083/68	<b>Supports submission 1059/2</b>
Bill Charles Marcroft	FS1026/63	<b>Supports submission 1059/2</b>
Puhoi Community Forum Inc	FS1112/64	<b>Supports submission 1059/2</b>
<b>Ronald W Stil</b>	<b>1059/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/58	<b>Supports submission 1059/1</b>
Derek William Hay	FS1083/67	<b>Supports submission 1059/1</b>
Bill Charles Marcroft	FS1026/62	<b>Supports submission 1059/1</b>
Puhoi Community Forum Inc	FS1112/63	<b>Supports submission 1059/1</b>
<b>Catherine G Straka</b>	<b>1005/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/7	<b>Supports submission 1005/1</b>
Derek William Hay	FS1083/11	<b>Supports submission 1005/1</b>
Bill Charles Marcroft	FS1026/13	<b>Supports submission 1005/1</b>
Puhoi Community Forum Inc	FS1112/12	<b>Supports submission 1005/1</b>
<b>Peter A Straka</b>	<b>1006/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/8	<b>Supports submission 1006/1</b>
Derek William Hay	FS1083/12	<b>Supports submission 1006/1</b>
Bill Charles Marcroft	FS1026/14	<b>Supports submission 1006/1</b>
Puhoi Community Forum Inc	FS1112/13	<b>Supports submission 1006/1</b>
<b>Mrs Sandra F D Taylor</b>	<b>1034/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/33	<b>Supports submission 1034/1</b>
Derek William Hay	FS1083/42	<b>Supports submission 1034/1</b>
Bill Charles Marcroft	FS1026/38	<b>Supports submission 1034/1</b>
Puhoi Community Forum Inc	FS1112/38	<b>Supports submission 1034/1</b>
<b>The Puhoi Community Forum Inc. Society</b>	<b>1061/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission. (Petition 400 + signatures)
Werner Fischer	FS1032/16	<b>Supports submission 1061/1</b>
Derek William Hay	FS1083/70	<b>Supports submission 1061/1</b>
Bill Charles Marcroft	FS1026/65	<b>Supports submission 1061/1</b>
<b>Transit New Zealand</b>	<b>1010/3</b>	Defer decision on Plan Change until applicant submits a full assessment of the traffic effects of the proposed Plan Change.
Richard & Jan Gordon-Walters	FS1113/9	<b>Supports submission 1010/3</b>
Derek William Hay	FS1083/17	<b>Supports submission 1010/3</b>
<b>Transit New Zealand</b>	<b>1010/2</b>	Defer decision to Plan Change until applicant submits a revised plan of residential development consistent with the density (number of units) as previously agreed to by Transit.
Derek William Hay	FS1083/16	<b>Supports submission 1010/2</b>
<b>Transit New Zealand</b>	<b>1010/1</b>	Opposes the application as proposed for reasons as outlined in submission.
Jennifer A E Davison	FS1004/3	<b>Opposes submission 1010/1</b>
Werner Fischer	FS1032/8	<b>Supports submission 1010/1</b>
Richard & Jan Gordon-Walters	FS1113/8	<b>Supports submission 1010/1</b>
Richard & Jan Gordon-Walters	FS1113/7	<b>Supports submission 1010/1</b>
Derek William Hay	FS1083/15	<b>Supports submission 1010/1</b>
<b>Richard &amp; Jan Gordon Walters</b>	<b>1000/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.

Arthur J & Valerie F Dunn	FS1071/2	<b>Supports submission 1000/1</b>
Derek William Hay	FS1083/6	<b>Supports submission 1000/1</b>
Bill Charles Marcroft	FS1026/8	<b>Supports submission 1000/1</b>
Puhoi Community Forum Inc	FS1112/7	<b>Supports submission 1000/1</b>
<b>Samuel Jeremy Warnock</b>	<b>1070/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/69	<b>Supports submission 1070/1</b>
Derek William Hay	FS1083/79	<b>Supports submission 1070/1</b>
Bill Charles Marcroft	FS1026/74	<b>Supports submission 1070/1</b>
Puhoi Community Forum Inc	FS1112/74	<b>Supports submission 1070/1</b>
<b>Malcolm Roy Webb</b>	<b>1021/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/20	<b>Supports submission 1021/1</b>
Derek William Hay	FS1083/28	<b>Supports submission 1021/1</b>
Bill Charles Marcroft	FS1026/26	<b>Supports submission 1021/1</b>
Puhoi Community Forum Inc	FS1112/25	<b>Supports submission 1021/1</b>
<b>Malcolm Roy Webb</b>	<b>1021/2</b>	This type of development to never be able to happen in Puhoi.
Derek William Hay	FS1083/29	<b>Supports submission 1021/2</b>
<b>Gary Wenzlick</b>	<b>1066/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/65	<b>Supports submission 1066/1</b>
Derek William Hay	FS1083/75	<b>Supports submission 1066/1</b>
Bill Charles Marcroft	FS1026/70	<b>Supports submission 1066/1</b>
Puhoi Community Forum Inc	FS1112/70	<b>Supports submission 1066/1</b>
<b>Heather Wenzlick</b>	<b>1067/1</b>	Reject Plan Change 98 in its entirety for various reasons as outlined in submission.
Arthur J & Valerie F Dunn	FS1071/66	<b>Supports submission 1067/1</b>
Derek William Hay	FS1083/76	<b>Supports submission 1067/1</b>
Bill Charles Marcroft	FS1026/71	<b>Supports submission 1067/1</b>
Puhoi Community Forum Inc	FS1112/71	<b>Supports submission 1067/1</b>
<b>Alice C White</b>	<b>1024/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/23	<b>Supports submission 1024/1</b>
Derek William Hay	FS1083/32	<b>Supports submission 1024/1</b>
Bill Charles Marcroft	FS1026/29	<b>Supports submission 1024/1</b>
Puhoi Community Forum Inc	FS1112/28	<b>Supports submission 1024/1</b>
<b>Elizabeth White</b>	<b>1028/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/27	<b>Supports submission 1028/1</b>
Derek William Hay	FS1083/36	<b>Supports submission 1028/1</b>
Bill Charles Marcroft	FS1026/32	<b>Supports submission 1028/1</b>
Puhoi Community Forum Inc	FS1112/32	<b>Supports submission 1028/1</b>
<b>Kathryn White</b>	<b>1027/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/26	<b>Supports submission 1027/1</b>
Derek William Hay	FS1083/35	<b>Supports submission 1027/1</b>
Bill Charles Marcroft	FS1026/31	<b>Supports submission 1027/1</b>
Puhoi Community Forum Inc	FS1112/31	<b>Supports submission 1027/1</b>
<b>Sam White</b>	<b>1025/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/24	<b>Supports submission 1025/1</b>
Derek William Hay	FS1083/33	<b>Supports submission 1025/1</b>
Bill Charles Marcroft	FS1026/30	<b>Supports submission 1025/1</b>
Puhoi Community Forum Inc	FS1112/29	<b>Supports submission 1025/1</b>
<b>Judith Rose Williams</b>	<b>1019/1</b>	Reject Plan Change 98 in its entirety for various reasons outlined in submission.
Arthur J & Valerie F Dunn	FS1071/18	<b>Supports submission 1019/1</b>

Derek William Hay	FS1083/25	<b>Supports submission 1019/1</b>
Bill Charles Marcroft	FS1026/24	<b>Supports submission 1019/1</b>
Puhoi Community Forum Inc	FS1112/23	<b>Supports submission 1019/1</b>
<b>Judith Rose Williams</b>	<b>1019/2</b>	Allow seven houses to be built on the farmland there.
Derek William Hay	FS1083/26	<b>Supports submission 1019/2</b>

## 7.1 SUBMISSIONS IN SUPPORT

Submissions in support of the proposed Plan Change are mostly generic and reasons for seeking that the Plan Change is adopted are:

- The proposal will be in keeping with the nature of Puhoi;
- The proposal will increase property values in the area;
- The proposal will revitalise the Puhoi community and retain its village feel.

Whilst these submissions offered the above reasons for adopting the proposal, the Council felt that they were not supported by any analysis or direct reference to aspects of the proposal in the proposed Plan Change documentation. The proposed Plan Change documents provided some comments on the effects of the proposal on rural character (see Part 6.5.6 and Part 7.5 of the planning assessment) and stated that the hamlet design, including proposed amenity and enhancement planting, the compact built form, large areas of open space and built form design features/controls achieved the desired outcome.

However, the Council considers that the proposed hamlet has been designed to be a distinct, if not insular, community with a private entry and internal access. This coupled with its physical separation from the village proper, does little to integrate or harmonise itself with the village of Puhoi. On this basis, the Council feels that claims that the proposal will be “in keeping” with Puhoi or will “retain its village feel” are unsubstantiated.

## 7.2 SUBMISSIONS IN OPPOSITION

Issues raised in submissions opposed to the Plan Change request include:

### 7.2.1 Regional Policy Issues

- Urban development outside the limits of the MUL or existing rural settlements contrary to the RPS and the RGS.

#### Comment

As stated above, the proposal is not enabled in the Regional planning instruments and in particular, the RPS and the RGS. Given that District plans are required by the Act to give effect to the RPS and the RGS and that these documents specifically exclude urban development outside the MULs or existing rural settlements, the Council considers that the proposal is at odds, if not contrary to, the RPS and RGS.

### 7.2.2 District Planning Issues

- The proposal is contrary to the Rodney District Council District planning instruments regarding urban development in rural areas;
- The proposal is contrary to *Vision Rodney* (“retain our Country look and feel”);
- There is no analysis on the site selection or why this site is appropriate within a District or Regional context.

The proposed Plan Change contains an analysis of the proposal against the relevant provisions of the District Plan (see section 6.5). In this section it is stated that the proposal's compact design, architectural features and control, proposed enhancement, screening and amenity planting, and proposed on site wastewater and stormwater treatment will ensure that rural landscape, natural and amenity values are retained. However, the Council is mindful that the District planning instruments, in line with the Regional planning instruments, do not provide for urban development outside existing urban areas in the rural environment. Furthermore, the Council did not accept the applicant's submission that the proposal was essentially a clustered countryside living subdivision, by virtue of its ratio of land to dwellings.

The proposal does not contain any analysis of why the applicant considers the proposed location to be appropriate at the Regional or District level. On this matter, the Council was mindful of the ARC submission, which was particularly concerned with this issue, given that hamlets are not enabled and that the provision of countryside living is subject to a number of District and Regional planning location factors such as the proximity to metropolitan Auckland, and the desire to promote more efficient commuting patterns. Having heard the submissions from the applicant, the Council felt that these issues had not been adequately addressed.

### 7.2.3 Amenity Issues

- Adverse environmental effects on Puhoi Historic Village and rural character;
- Adverse visual effects on Puhoi's historic and secluded character;
- No environmental benefits to Puhoi Historic Village, the wider Puhoi Valley or to the Rodney District;
- Cumulative adverse effects on Puhoi Village and surrounding rural environment;
- The proposal would be highly visible from SH1 and will have adverse visual effects;
- Proposed planting will not mitigate the adverse visual effects of dwellings;
- Proposed planting and will take too long to have a mitigating effects on dwellings;
- The proposal is too urban in its density and more suited to suburban Auckland or near urban centres;
- Adverse effects on existing residents from noise, lighting, loss of privacy;
- Significant light pollution on rural character and amenity.
- The 40 dwelling option offers little environmental mitigation;
- There is no adequate recognition of reverse sensitivity issues;

Many of the submitters gave evidence on the impact of the proposal on the character of Puhoi and in particular, its historic character. As stated above in this report, Puhoi is an existing rural settlement that has been given a special urban zoning to recognise its historic character. Puhoi is recognised as being one of Rodney's earliest settlements and is unique for its foundation by Bohemian settlers in the 1860s. The objective for the Special 14 (Puhoi Historic Village Zone) is to:

*“protect the historic and rural residential character of the Puhoi Village.”*

Policies to achieve this objective are aimed at managing activities and buildings so that they maintain and enhance the character of the village and in particular, its historic core.

Over recent years the Puhoi Village has attracted a strong tourism trade based on these historic values and its quiet rural ambiance. It is considered that 40 – 63 dwelling unit development, notwithstanding its design and proposed screening and enhancement planting, to be located near the intersection of SH1 and Puhoi Road, has the potential to change, if not erode, this existing historic and rural character.

Many submissions refer to the visibility of the proposal from SH1 and consider that this, proposed planting notwithstanding, will have an adverse effect on rural character. It is understood that this section of SH1 carries high volumes of traffic (especially at holiday times), and on this basis any urban development on the site will be visible to a high volume of vehicles. Having reviewed the most recent photo montages of the site in its fully developed and landscaped state, it is clear that, even with landscaping fully developed, clusters of dwellings will be clearly seen from SH1, especially from the north. It is also noted that the applicant does not propose to fully establish the landscape planting prior to erecting the 41st dwelling on the site. The Council concluded that this would result in a period of some years where the visual effects of development would be largely unmitigated until landscaping took full effect. This was considered by the Council to be an unmitigated adverse effect on the environment that was more than minor.

A number of submitters considered that the urban density of the proposal would be more suited to either urban Auckland or locations closer the urban edge of Auckland. This is considered to be a valid concern and is linked to comments already made about the exclusion of new urban settlements at the Regional level. It is considered that issues such as location factors (similar to those that apply to the establishment of countryside living zones) are still yet to be addressed and would need to form part of any planning debate on the establishment of hamlets at the Regional level, should this eventuate. Using the existing conventional wisdom as applied to countryside living areas, it is considered that there are good planning arguments that can be made to establishing hamlets in existing country areas near metropolitan Auckland or large urban communities. These include:

- Minimising commuting distances for workers commuting or for shopping trips;
- Less potential impact on existing rural character; and
- Better opportunities for use of established public transport.

A number of submitters referred to the issue of light and noise pollution within the rural environment. With regard to noise effects, the Council acknowledged that the rural environment is as much a place of production as it is a place of open space and peace and quiet. On this basis the Council felt it unlikely that the proposed development would generate effects that were louder than any activities permitted as of right as part of rural production. However, the Council acknowledged that the character and sources of noise generated as part of an urban development would create changes to rural character that were more than minor.

Many submitters raised the issue of reverse sensitivity. Otherwise known as “the right to farm” in rural environments, reverse sensitivity is intended to protect those engaged in rural production (as permitted in the District Plans), from actions taken by newly established and more sensitive activities (i.e. residential activity) to control the adverse amenity effects of rural production activities. In this case, the Council felt that the large buffer of rural land around much of the site would ensure that any reverse sensitivity effects could be adequately managed. However, the Council notes that the proposed development would be located close to the western boundary of the site and as such, the prospect of reverse sensitivity still exists in this part of the site.

#### 7.2.4 Archaeological Issues

- Damage to identified archaeological sites

As part of the request for additional information, the applicant was requested to undertake an archaeological assessment and this was prepared by Mr Don Prince. The report identifies 6 sites worthy of further investigation or protection and these are detailed in the report. It also recommends specific measures to be undertaken before earthworks can proceed in the vicinity of the historic Schollum house. The Council concluded that these recommendations were adequate to address any archaeological effects.

### 7.2.5 Traffic Issues

- Unsustainable traffic generation;
- Additional traffic at the Puhoi Intersection is beyond the intended traffic volumes and therefore has the potential adversely affect the safe operation of SH1;
- There has been no adequate traffic impact study on the potential adverse effects of the additional traffic volumes on SH1;
- Lack of suitability for public transport provision or local infrastructure;
- The proposal will lead to transportation inefficiencies;
- There is no provision for a slip lane from SH1 to Puhoi Road although the planning report refers to this;
- Inadequate parking for visitors.

Many submitters raised traffic issues in their submission, including Transit New Zealand (Transit) and the ARC.

Transit is the controlling authority for the State Highway network (i.e. SH1) and opposes the proposal in its submission. Transit's submission states that either a 40 or 63 unit development would potentially result in adverse effects on the safety and operation of SH1 in the vicinity of the Puhoi intersection,

and that the applicant has not provided a traffic impact assessment to justify this volume of traffic and any measures to mitigate adverse effects on it. Transit has sought that a full assessment of environmental effects on the SH1/Puhoi intersection including measures to avoid remedy or mitigate the proposed volume of traffic, be undertaken by the applicant. It is considered that the Council has no alternative but to assume that these potential adverse effects will occur, until such time as it can be demonstrated otherwise. The Council agrees with these conclusions.

The ARC submission asserts that the proposal will be primarily car based, as its location is isolated from employment, shopping, and recreational opportunities and will result in long, fuel inefficient trips. The ARC states that development of this nature is contrary to the transport section of the RPS and the *Regional Land Transport Strategy*, which contain policies advocating a planning approach that reduces the need for vehicle travel.<sup>4</sup> It is considered that this is a relevant criticism of the proposal and would be a relevant consideration for the future enablement of hamlets at the Regional level, should this be considered appropriate.

The applicant provided expert traffic engineering evidence on the issue of trip movement and vehicle use efficiency. The traffic engineer dismissed the various ARC policies and felt that the factors generating trips movements were more complex than the efficiencies promoted by a compact urban form. The traffic engineer then suggested that pricing was the best method to address this transport efficiency issue. Whilst the Council noted these statements, it felt that the applicant had not addressed these concerns and that adverse effects from inefficient transport movements would still occur, should the Plan Change be adopted.

### 7.2.6 Rural Production Issues

- Loss of productive capacity of rural land

---

<sup>4</sup> See Policy 4.4.1(1) of the RPS and Policy 4.1 of the Regional Land Transport Strategy

A number of submitters raised the loss of the rural productive capacity of the land as a reason to oppose the hamlet proposal. It is understood that the site has been traditionally used for livestock farming to marginal degrees of success. The site is not regarded as having otherwise valuable soils. On this basis, the Council considered that the loss of the productive capacity of the soil would not, in itself, generate adverse effects on the environment.

#### 7.2.7 Infrastructure and Development Issues (Ecology)

- Adverse effects of stormwater and wastewater on natural, sensitive ecological and coastal values;
- Adverse erosion and sediment effects from earthworks on significant coastal and estuarine values;
- The land proposed form for development is too steep;
- The volume of earthworks required for the equestrian area is excessive and would be unsuitable on such a steep site.

Many submitters, including the ARC, were concerned about the effects of development on the sensitive coastal ecology of the Puhoi Estuary. As stated above the estuary is regarded as being ecologically significant in the RPS for a range of natural values and it is therefore a matter of Regional, if not national, importance to ensure that the adverse effect of activities on these values is avoided. The types of activity that can adversely affect the water quality and/or natural values of the estuary are:

- **Earthworks:** Effects of uncontrolled sediment discharge from the site can cause sedimentation of the estuary and a reduction of water quality.
- **Stormwater:** Stormwater that has been on roads or other impervious surfaces picks up contaminants (oil, rubber etc.) and can degrade water quality once it makes its way into nearby water bodies.
- **Wastewater:** Remote communities rely on on-site treatment and disposal systems for waste water. If not contained and treated effectively, waste water and enter nearby water bodies causing nutrient and/or pathogen contamination.

Whilst the applicant has offered broad proposals with regard to managing the effects of these urban infrastructural services, no specific design was offered and the Council felt that it could not conclude that any adverse effects would be minor, on the basis of the information provided.

#### 7.2.8 Other Matters

- The establishment of an adverse precedent if development is allowed;
- The proposal is frivolous and vexatious;
- The proposal contains inaccuracies, misleading terms, unsubstantiated hypotheses and inadequate visualisations;
- The proposal will reduce social cohesion and the existing sense of community;
- Adverse effects on the attractiveness of Puhoi to tourists;
- Positive benefits of the proposal are overstated or not defined

##### 7.2.8.1 Precedent Effects

The effect of a proposal as a precedent for other similar applications within the same zone is usually given consideration under s104(1)(d) and (i) for a resource consent.

However, considering that this Plan Change is for a specific development proposal, the consideration of precedent effects is relevant.

The principle behind a precedent effect is that activities approved in one locality for certain reasons should also apply to other similar localities and for similar reasons. In this case, the Council needs to be careful that approving this proposed Plan Change for a one-off hamlet development, would not result in a host of other similar applications that, in combination, cumulatively resulted in adverse effects on the rural character of the locality or other parts of rural Rodney. Consideration of such a precedent is especially important given that hamlet development is not currently enabled in the Regional planning instruments.

In this instance, the Council concluded that there was no compelling reason why this site was particularly appropriate for hamlet development, other than its close proximity to an existing rural community and its proximity to SH1. These circumstances were not considered to be unique, as with most of the other features of the site, and as such, the Council considered that the risk of establishing an adverse precedent was high.

#### 7.2.8.2 Section 32 Analysis

Section 32 of the RMA imposes various duties to consider alternatives and assess benefits and costs of proposed Plan Changes. The section provides as follows:

- “(1) In achieving the purpose of this Act, before a proposed plan, proposed policy statement, change or variation is publicly notified, a national policy statement or New Zealand coastal policy statement is notified under section 48, or a regulation is made, an evaluation must be carried out by –*
- (a) the Minister...*
  - (b) the Minister of Conservation...; or*
  - (c) the local authority, for a policy statement or plan..*
  - (d) the person who made the request, for Plan Changes that have been requested and the request accepted under clause 25(2)(b) of Part 2 of the Schedule 1.*
- (2) A further evaluation must also be made by –*
- (a) The local authority before making a decision under clause 10 or clause 29(4) of the Schedule; and*
  - (b) the Minister...*
- (3) An evaluation must examine -*
- (a) The extent to which each objective is the most appropriate way to achieve the purpose of this Act; and*
  - (b) Whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objectives.*
- (3A) ....*
- (4) For the purposes of the examinations referred to in subsections (3) and (3A), an evaluation must take into account -*
- (a) The benefits and costs of policies, rules, or other methods; and*
  - (b) The risks of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.*

The applicant submitted a brief Section 32 report and the comments that follow are an evaluation of that report in the light of the conclusions reached elsewhere as to the merits of the Plan Change request.

The analysis summarises the perceived benefits of the proposal being:

- improved natural environment through enhancement planting;
- improved visual amenity through landscape planting;
- additional residential accommodation in a rural setting; and recreational cultural benefits.

The applicant claims that all costs or adverse effects will be mitigated by:

- Integrated and sustainable water management;
- Bush enhancement and protection;
- Open space protection;
- Enhanced landscape qualities;
- Quality architectural design.

However, it is considered that the analysis has failed to identify the following costs as identified in the report above:

- Regional planning costs;
- Transportation efficiency costs;
- Traffic safety costs; and
- Rural amenity costs (development will still be clearly seen from SH1).

The analysis contains a short comment on alternatives considered and concludes that the proposal would be the best of all options available. These alternatives, however, have not been identified or analysed and accordingly, this statement is considered to be somewhat meaningless.

Overall, the Council considered that the Section 32 analysis falls short of the requirements of the Act.

## **8.0 DECISION**

Having considered all the information supplied by the applicant for this proposed Plan Change, all submissions and further submissions received, and having undertaken an analysis of the relevant Regional and District planning instruments, the Council makes the following decision in respect of this proposal:

- (i) That submissions **1000/1, 1001/1, 1002/1, 1003/1, 1004/1, 1005/1, 1006/1, 1007/1, 1009/1, 1010/1, 1012/1, 1013/1, 1014/1, 1015/1, 1016/1, 1017/1, 1018/1, 1019/1, 1020/1, 1021/1, 1022/1, 1023/1, 1024/1, 1025/1, 1026/1, 1027/1, 1028/1, 1029/1, 1030/1, 1031/1, 1032/1, 1033/1, 1034/1, 1035/1, 1036/1, 1037/1, 1038/1, 1039/1, 1040/1, 1041/1, 1042/1, 1043/1, 1044/1, 1045/1, 1046/1, 1047/1, 1048/1, 1049/1, 1050/1, 1051/1, 1052/1, 1053/1, 1054/1, 1055/1, 1056/1, 1057/1, 1058/1, 1059/1, 1059/2, 1060/1, 1061/1, 1062/1, 1063/1, 1064/1, 1065/1, 1066/1, 1067/1, 1068/1, 1069/1, 1070/1, 1071/1, 1072/1, 1073/1, 1074/1, 1075/1, 1076/1, 1078/1, 1079/1, 1080/1, 1081/1, 1082/1, 1083/1, 1084/1, 1085/1, 1088/1, 1089/1, 1092/1, 1093/1, 1093/2, 1093/3, 1094/1, 1095/1, 1096/1, 1097/1, 1100/1, 1101/1, 1102/1, 1103/1, 1104/1 and 1105/1 be accepted.**
- (ii) That submissions **1010/2, 1010/3, 1011/1, 1019/2, 1021/2, 1072/2, 1077/1, 1080/2, 1086/1, 1087/1, 1091/1, 1098/1 and 1099/1 be rejected.**

- (iii) That the further submissions in support of or opposition to the above submissions be determined accordingly.

#### **8.1 Amendments to the Operative Plan**

There are no amendments arising from this decision.

## 8.2 REASONS FOR DECISION

1. As discussed in detail in Section 5 above, the proposed Plan Change is for a hamlet, which is not currently defined in any relevant statutory instrument. Its common usage definition is understood to mean a small village in a rural area. It is an urban activity in its character and effects, albeit at a low density, with some strong rural elements in its character. Nevertheless, the proposal, as discussed in Section 6.3.1 and 6.3.2, is at odds with, if not contrary to the provisions of the RPS and RGS, which specifically prevent urban development outside the MUL or existing rural or coastal communities.
2. As discussed in detail in Sections 6.3.1 and 7.2.2 above, the proposed Plan Change is not consistent with the District Plan's objectives and policies for the management of the rural and countryside living environment (as expressed in Plan Change 55 and the Proposed Plan), on the basis that it is a fundamentally urban rather than a rural activity because of its design, appearance and intensity of clustering. Although the proposal has a large balance area that reduces the overall land to dwelling ratio, this does not in itself render the proposal a countryside living or other rural activity.
3. As discussed in detail in Section 6.3.1 above, although the number of dwellings may be equivalent to some existing rural settlements in the District, the intensity of clustering is higher than that enabled in either of the Countryside Living zones and would result in development well in excess of the density currently permitted in the General Rural zone. In addition to the residential component are activities which, though available to hamlet residents, would attract visitors from a wider area (particularly the equestrian centre).
4. As discussed in detail in Section 7.2.5 above, the potential adverse effects of the proposed density of development include a significant increase in traffic on Puhoi Road and at the SH1 intersection (which has yet to be fully investigated), considerably higher demand for infrastructure (particularly waste water, stormwater and water supply) and a significant number of built structures that, quality design and mitigation planting notwithstanding, would change the low density landscape quality of the areas as seen from SH1 and Puhoi Road.
5. As discussed in detail in Section 7.2.5 above, the site is located well outside metropolitan Auckland and long commuting distances, in the absence of public transport services, can be expected above to contribute to the adverse effect detail in s of motor vehicle use on the existing roading network. The proposal, therefore, does not represent an efficient use of Regional transportation infrastructure.
6. As discussed in detail in 7.2.3 above, the urbanising effects of the hamlet would have adverse effects on the rural character of the locality from both SH1 and Puhoi Road. There would also be adverse effects on the low density and historic character of Puhoi, which relies, to some extent, on this character for its current appeal as a tourism destination.
7. The proposal has environmental benefits, in terms of the enhancement planting of approximately 54 ha of the site and retention of more than 90% of the site as open space. These, however, as discussed in Section 7.2.3 – 7.2.5, do not mitigate against the adverse effects on rural character, rural amenity and adverse traffic effects.
8. As discussed in detail in Section 7.2.8 above, the section 32 analysis is considered to be inadequate and does not present a convincing argument for the Plan Change request being the most appropriate means of achieving the purpose of the Act, particularly as there is insufficient information as to the costs and benefits and alternatives identified. Whilst internalisation of infrastructure services such as wastewater, stormwater and water supply is envisaged, the avoidance of potential adverse effects on adjoining sensitive estuarine ecosystems is yet to be fully demonstrated.
9. In its current form, the proposal is considered to be too urban and intensive in scale to fit comfortably within Regional growth policy and strategies, and within the District

Plan's current objectives and policies for rural environments. Whilst the hamlet concept has much to commend it, particularly in regard to its form, the sustainability of productive land and the opportunities for environmental enhancement, the provision for hamlets is yet to be fully investigated, defined and enabled at the Regional level. In the meantime, growth pressures within the District require a measured and objective analysis before it is considered that Plan Changes of this nature can be adopted.