

CAN 163 AND BARE SECTION  
BE ADDED TO YOUR PLANNING  
MR ENSOR ??

THE ESTEEMED COMMISSIONER EVEN  
ASKED SERIOUS QUESTIONS  
ABOUT THIS!!

WHAT DO YOU SAY ??

WE ALL WANT TRANSPARENCY.

PRINCIPAL PLANNER - MR ENSOR

YOU SAY.

NOT HIGHLY PRODUCTIVE LAND SOUTH  
OF 9 TAWA AVE - I'M CUSTODIAN OF  
LAND HERE SOUTH AND NORTH. THIS  
LAND HAS PRODUCED 13000 BEEF CATTLE  
AND 2 MILLION KGS OF MILK SOLIDS  
IN 164 YEARS - IVE GOT ~~ON 1640 HA~~ FIGURES HERE  
TO SHOW YOU. THIS WOULD ~~FEED~~ FEED  
OVER 6 MILLION PEOPLE FOR 1 DAY.  
THIS I BELIEVE IS HIGHLY PRODUCTIVE  
LAND AND THIS IS AN INSULT  
TO MY FAMILY AND NEIGHBORS.

QUESTION MR ENSOR - TELL ME WHY  
THIS IS NOT CONSIDERED HIGHLY  
PRODUCTIVE LAND ??

- ~~CAN 163 AND BARE SECTION BE~~  
ADDED

ONCE A KURA IS BUILT ON AN  
APPROPRIATE SITE - I RECONSE YOU WILL  
COMPLY WITH REGULATION

MANY OF YOU HERE KNEW  
MY FATHER - DOUG LESUE  
YOU'VE ~~SEEN~~ SAW HIS  
CALLOUSED HAND - YOU'VE  
SEEN THE BEND IN MY  
MOTHERS BACK -

NORMA CLENDON.

## EFFECT ON RURAL LAND

ITS NO SECRET FARMING IS THE MAJOR CONTRIBUTOR TO NZ INTERNAL ECONOMY

BUT ALSO OUR EXPORTS - DOES THE MOE WANT TO FORCE MORE FARMERS OFF THE LAND ??

WE ALL KNOW RESTRICTION WILL GET DRIP-FED INTO THE LOCAL RULES <sup>eg</sup> IN FAR NORTH <sup>WIDE</sup> HAY.

- FARMERS WALK LIVESTOCK ON RURAL ROADS
- ~~W~~ FARMERS MAKE HAY AND TRANSPORT<sup>IT</sup> ON RURAL ROADS
- FARMERS ARE FENCING THEIR PROPERTIES
- FARMERS ARE APPLYING FERTILIZER ON THEIR LAND.
- FARMERS ARE SPRAYING WEEDS ON THEIR LAND.
- FARMERS CULTIVATE THEIR LAND WITH LOUD TRACTORS
- FARMERS RIDE HORSES ON RURAL ROADS.

- ~~FARMERS~~ ARE
- RURAL AREAS ARE BUSY, NOISEY, AND PRODUCTIVE.
- MOE AND COUNCIL CAN SIT HERE TODAY AND SAY NO RESTRICTIONS WILL OCCUR - WILL YOU SIGN AN AGREEMENT TODAY TO SAY THIS ??

WHAT THOUGHT HAVE YOU PUT INTO <sup>THE</sup> HARMONY IN OUR DISTRICT. PUT GOOD HONEST FOLK INTO A RURAL ENVIRONMENT - "AND LETS JUST SEE WHAT HAPPENS"

"LET THEM DEAL WITH IT"



I APPLY FERTILIZER BY PLANE - SO  
IF YOU DONT KNOW HOW THIS WORKS  
I'LL TELL YOU - ~~THE FIRST FLIGHTS~~  
THE AIRSTRIP IS DIRECTLY SOUTH OF  
9 TAWA AVE OVER THE HILL <sup>OTIORA.</sup> - THE 1ST  
FLIGHT COMES DOWN / DROPS FERT ON  
~~PONGOS~~  
~~THE~~ FARM ~~DIRECTLY~~ SOUTH OF 9 TAWA  
AVE, FLIES OVER 9 TAWA AVE AND  
CONTINUES SPREADING ON OUR FARM  
DIRECTLY NORTH OF 9 TAWA AVE -  
THIS CARRIES ON TILL PONGO'S BLOCK  
IS COMPLETED - PUTS BACK/END TO AIRSTRIP.  
TO COMPLETE MY PROPERTY } THE PLANE  
BANKS AND TURNS DIRECTLY OVER 9  
TAWA AVE UNTIL <sup>JOB.</sup> COMPLETED. - WILL  
THIS ACTIVITY BE RESTRICTED MORE. -  
I ALSO SPRAY WEEDS BY HELICOPTER  
ON THE BOUNDARY OF 9 TAWA AVE -  
BUT WE ALL KNOW HELICOPTERS HAVE  
A TIGHTER TURNING CIRCLE SO WOULD  
BARELY GO ~~ESS~~ HALFWAY OVER 9 TAWA  
AGAIN WHAT IMPACT WOULD THIS AVE  
HAVE ON US IF RESTRICTED.

# HIGHLY PRODUCTIVE LAND - I'M INSULTED

THE LAND ON THE BOUNDARY OF THE MOE  
~~LAND~~ <sup>PROPOSAL</sup> HAS BEEN IN ~~THE~~ <sup>MY</sup> FAMILY SINCE  
1859. - I AGAIN BELIEVE WE ARE GOOD  
<sup>CUSTODIANS</sup> CARETAKERS OF THIS LAND. IN THE 1860s  
THIS LAND PRODUCED ENOUGH <sup>INCOME</sup> TO BRING  
UP 10 CHILDREN AND EMPLOYED SEVERAL  
WORKERS AS WELL. MOVING ON TO NOW  
THIS LAND SUPPORT 2 FAMILIES INCLUDING  
6 CHILDREN - I BELIEVE THIS IS HIGHLY  
PRODUCTIVE LAND AND IN THE 164 YEARS  
SINCE HAS FATTENED OVER 13000 BEEF (@80 <sup>year</sup>)  
AND PRODUCED 1M KG MILK - SAYING THIS  
AREA IS NOT HIGHLY PRODUCTIVE LAND IS  
A SLAP IN THE FACE <sup>INSULTED</sup> OF NOT ONLY OUR  
FAMILY, OUR NEIGHBOURS WHO ARE ALSO  
PRODUCTIVE FARMERS, THE DISTRICT AND NZ  
FARMING AS A "COLLECTIVE." PUTTING THIS  
LAND INTO MOE HANDS OR EVEN A FACTORY  
IMPACTS ON US AND NEIGHBOURS AND MAY  
ULTIMATELY FORCE US OUT OF THE AREA.  
THE IMPACTS I MENTIONED IN MY SUBMISSION  
AFFECT GENERAL FARMING PRACTICES.

WHEN THE LESLIE FAMILY ARRIVED IN RWK  
THEY HAD A MEETING WITH CHIEF PAIKEHA -  
THEY AGREED TO WORK TOGETHER AND  
REBUILD THIS ~~LAND~~<sup>AREA</sup> TOGETHER - AFTER THE  
BATTLE OF TE IKA-A-RANGA-NUI THIS  
AREA WAS DECIMATED - AND PONGO WILL  
TELL EVEN TO THIS DAY - THAT HE AND  
PAUL 'BIG MAN' PAIKEHA ARE FIRM FRIENDS

WHEN WE BECAME CUSTODIANS OF THIS LAND  
NEXT TO 9 TAWA AVE THE MANUKA WAS BARELY  
A METRE HIGH - TIM ENSOR YOU CLAIM TO BE  
AN EXPERT ON LAND - ~~HOW DID~~ QUESTION HOW  
DID THE FARMING FAMILIES OF THE AREA INTO  
HIGHLY PRODUCTIVE LAND WHERE MANUKA WILL  
10, 15 MTS OR MORE ?? REMEMBERING THIS  
WAS CONSIDERED WASTE LAND - POOR COUNTRY -  
IS IT WAS HARD WORK - TALK ABOUT HARD WORK  
MY FAMILY, <sup>(MIKE HENDERSON)</sup> MY COMMUNITY KNEW MY FATHER  
DOUG LESLIE - THEY'VE SEEN HIS CALLOUSED  
HANDS, AND THEY'VE SEEN THE BEND  
IN MY MOTHERS BACK - NORMA  
CLENDON - THE IMPACT OF THIS PROPOSAL  
WILL SQUEEZE THE LOCAL FARMERS OUT.

## REAL TIME WORK

A FARMER IS WALKING HIS LIVESTOCK DOWN TAWA AVE TO HEAD UP SETTLEMENT RD. ITS MONDAY MORNING AND THEY HAVE TO LOAD THEM ON A TRUCK FOR THE WELLSFORD CATTLE SALE. 7 VEHICLES HEAD UP TAWA AVE, CATTLE GET SPOOKED, KNOCK OFF A WING MIRROR, SOIL A BONNET AND KICK A PANEL IN, THE DOG BEHIND CANT HOLD THEM, THEY JUMP INTO THE Paddock WITH HORSES - ITS A SHAMBLES

- AT THE MOMENT TAWA AVE HAS 2 VEHICLES AN HOUR, AND THESE RURAL FOLK KNOW HOW TO APPROACH THIS SITUATION - AND NO SPOOKING
- I SAY TO YOU THE OVER 100 VEHICLES AN HOUR IN PEAK TIME - MANY WONT KNOW HOW TO APPROACH CATTLE, SHEEP OR EVEN HORSES IN THIS SITUATION - A REAL IMPACT HAS TO PAY TRUCK
- THE FARMER MISSES THE CATTLE SALE AND HAS ONE STUCK IN A POND
- THE REST HAVE SMASHED THRU THE VEGETABLE GARDEN AND ARE NOW 2 PROPERTIES AWAY - THE FARMER HAS A WEEK OF EXPENSIVE FENCING TO REPAIR -
- WORSE STILL THE HORSE GASHES ITS LEG ON CORRUGATED IRON AND GETS AN EXPENSIVE VET BILL - ITS A MESS.

MORE REPRESENTATIVE HERE TODAY -  
THERES A WIDER GOVT ISSUES HERE I'M  
NOT JUST QUESTIONING YOU - SUCCESSIVE  
GOVT HAVE SOLD OUR ELECTRICITY - OUR  
BANKS, AND OUR LAND ~~TO~~ FOR CARBON  
CREDITS, NOW ARE THEY GOING TO SELL  
MORE PROPERTY FOR ~~THE~~ A PLAYGROUND  
FOR THE RICH n FAMOUS - 'WAKE  
UP' COMMUNITY FOR AND AGAINST THIS  
PROPOSAL - AGAIN TAKE THIS PROPOSAL  
AND MOVE IT TO A TOWNSHIP ALREADY  
DESIGNATED TO ALLOW THIS ACTIVITY -  
DONT FORCE OUR RURAL FOLK OFF  
THEIR LAND.



- 7.4 The extent of ecological effects have been considered previously in this report. Subject to some clarification regarding how the designation may respond to and/or incorporate the recommendations in the Ecology report, it is considered that the proposal is consistent with the NPS-IB.

**National Policy Statement on Freshwater Management 2020 ('NPS-FW')**

- 7.5 The NPS-FW 2020 is addressed under Section 7.3.1 of the application. The application records that *'The MoE is proposing to avoid development within two identified natural wetlands, as well as two intermittent streams. While the design of the site has not yet been developed, the final footprint will avoid these areas in order to maintain the wetland values. Therefore, the physical footprint of any development under the designation will achieve the objective of the NPS-FM.'*
- 7.6 This is accepted and adopted for the purpose of this report, noting that consent will be required from the Northland Regional Council should any proposed activity on the site infringe the NES-FW.

**Regional Policy Statement for Northland 2016 ('RPS')**

- 7.7 Section 7.3.2 of the application addresses the provisions of the RPS as it relates to the NoR. That assessment is relatively detailed and is accepted and adopted for the purpose of this report subject to the following comments.
- 7.8 Policy '5.1.3 Policy – Avoiding the adverse effects of new use(s) and development' contained in the RPS is considered to be central to the NoR. The Policy is stated in full below:

*Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:*

- (a) Primary production activities in primary production zones (including within the coastal marine area);*
- (b) Commercial and industrial activities in commercial and industrial zones;*
- (c) The operation, maintenance or upgrading of existing or planned regionally significant infrastructure; and*
- (d) The use and development of regionally significant mineral resources.*

- 7.9 The directive to avoid adverse effects on (in this case) primary production activities in primary production zones is relevant. The site and surrounding area is zoned Rural and contains rural production activities. Submissions received have indicated concerns about adverse effects on existing activities in the receiving environment. However, the NoR provides for a particular activity that is not representative of residential development. The extent of rural production activities is limited given the scale of rural lifestyle and rural residential development in the surrounding area. The site is not subject to the NPS-HPL as it is not identified as highly productive land.
- 7.10 The distinction between the northern and southern sides of Settlement Road is marked by the scale of built rural lifestyle and rural residential development associated with Tawa Avenue, Kiwi Lane and Vista Lane to the east, while the northern side of Settlement Road is predominantly open rural land held in larger land holdings. Therefore, there is nothing to suggest that the designation if confirmed would result in adverse effects on primary production activities in the area.

**Proposed Regional Plan for Northland ('PRP')**

- 7.11 The PRP sets out objectives, policies, and rules addressing the matters that fall within jurisdiction of the Northland Regional Council. Those matters potentially arising from the proposal that may fall within the scope of the PRP includes earthworks, stormwater discharge, and on-site wastewater discharge. The PRP has been developed, inclusive of objectives and policies, to give effect to the RPS.
- 7.12 As a NoR, the need for any consents under the PRP is as yet unknown as the scope of any built development and associated activities such as earthworks is yet to be quantified. However, the evidence

## 10 Conclusions

- 1.2 Submissions in favour of the proposal clearly demonstrate the positive effects of designating 9 Tawa Avenue for use as a Kura. While the site is zoned rural, the surrounding rural residential land use characterises it as a transition between the rural residential and rural productive land to the north.

*Not Permitted.*

- 1.3 While a Kura is not permitted by the rules of the KDP to occur on the site, the development of a Kura in the Rural Zone is anticipated by the KDP, and the associated building bulk and form is not out of step with the type of structures that could be built as a permitted activity. The particular topographic characteristics of the site and the mitigation proposed by the Minister will appropriately address effects on rural landscape character and amenity, noise and traffic, which are the key effects of concern raised by submitters in opposition.

- 1.4 Based on these factors, my opinion is that the proposal will achieve the relevant objectives of the KDP, is consistent with the relevant provisions of the PRPS, will contribute to achieving the objectives of the relevant National Policy Statements, and is consistent with Part 2 of the RMA. Due to the flexibility that a designation provides, my opinion is that designating the site for 'Educational Purposes' is the best available mechanism to facilitate the development of the site for use as a Kura.

**Timothy Alistair Deans Ensor**

**7 November 2023**

About 103,000,000 results (0.42 seconds)

If it was all they ate and our goal was just 2000 calories (ignoring other nutrients) then we would look at about 1,000 calories per pound of boneless, trimmed beef and about 500 pounds of boneless, trimmed beef per steer. So each beef steer could feed 250 people for a day.

Quora

<https://www.quora.com/How-many-people-can-one-cow-feed> :

How many people can one cow feed, on average? - Quora

2 About featured snippets • Feedback

People also ask :

How many people can be fed by one cow?

If you eat 8 ounces of beef a day, a 500 pound cow will feed about 1.4 people for a year. That will require 2 acres of land for 2 growing seasons, 100 pounds of nitrogen fertilizer and 1 acre foot of water. With lentils, one acre feeds six people for a year and requires no additional N or irrigation. 7/02/2023

YEAR WHICH COULD FEED 5.6 PEOPLE THEIR PROTEIN FOR A YEAR OR 2044 FOR 1 DAY - LEAVE OUR RURAL LAND ALONE THIS IS A INSULT.

THE USUAL FARM NEXT TO THIS MORE PROPOSED SITE HAS PRODUCED 13000 BEEF OVER 164 YEARS. NARROW THIS DOWN TO 1 DAY AND IT COULD FEED 3250,000 PEOPLE. FOR A DAY ON BEEF ALONE

→ RIGHT NOW 9 THOUSAND COULD FATTEN 4 CATTLE A



25 July 2022

AD Leslie  
163 Settlement Road  
Kaiwaka  
0573

**Re: 9 Tawa Avenue, Kaiwaka**

Dear Homeowner or Tenant,

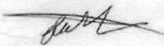
Colliers New Zealand Limited (*Colliers*) manage the land located 9 Tawa Avenue on behalf of Land Information New Zealand (*LINZ*) shown outlined on the attached aerial plan.

It has been brought to our attention that there are horses being grazed on the land that we manage. This letter has been sent to you, as your property shares a boundary fence with the subject land, and we are seeking to find information regarding the owner of the horses.

If you are the owner of the horses, we kindly ask that you apply for a grazing licence by completing the attached application form and returning it to us.

We will be conducting an inspection of the property to ensure the horses have been removed. If you are not the owner of the horses, but know who is, we would appreciate any information that puts us in touch with them. I can be contacted on the details at the top of this letter.

Sincerely,



**Soktaera Sean**  
Corporate Solutions

Annette <java1@xtra.co.nz>

15/8/2022 15:24

9 tawa avenue.kaiwaka

To Soktaera.Sean@colliers.com <soktaera.sean@colliers.com>

dear sir/madam,,,,, THOSE ARE NOT MY HOSRES ON THIS PROPERTY !!!!!!!!! AND I DONT LIKE THE MANNER IN WHICH YOU COMMUNICATED WITH ME... IT OFFENDED ME DEEPLY AND I THINK IF YOU CONTINUE IN THIS CORPORATE MANNER YOU WILL MAKE TERRIBLE/FACELESS NEIGHBOURS .....IM DEEPLY OFFENDED AND STRESSED OUT ABOUT THIS MATTER !!!!!!!!!. TELL ME IF YOU HAVE EVEN BEEN TO THIS PROPERTY ???????? ! YOURS SINCERELY -----A D LESLIE  
p.s i find it very interesting that you could find my name and not my correct address on this matter of horses but could not find me to inform me of a public open evening at the local kaiwaka hall with your intentions of this land..... im shocked and saddend by your treatment of me and my family who have lived on my land since 1859. and also MANY other neighbours.....

Allan Leslie

021 1321380

NOTE - I GOT NO REPLY

- I STAND BY MY STATEMENT
- THAT THIS CORPORATE TREATMENT OF THE NEIGHBOURS OF THIS LAND - THAT THEY WILL MAKE TERRIBLE/FACELESS NEIGHBOURS.
- WITH STAND OVER TACTICS
- IM SURE A KURA WITH RESPECTED VALUES WILL NOT WANT TO BE ASSOCIATED TOO!

" THESE ARE THE LAND MANAGERS "

MR SCARVES AND M/S LEITCH I WILL  
GIVE YOU MORE ADDRESSES THAT  
SHOULD BE IN YOUR REPORTS AS  
YOU CANT SEEM TO FIND THEM  
WITH ALL YOUR TECHNOLOGY AND  
INFORMATION

4 VISTA LANE

40 TAWA AVE

229 SETTLEMENT RD

AND 129 SETTLEMENT RD.

THE KDC TOO SHOULD

REQUIRE THIS ??

IS THIS THE CASE KDC ??  
o.o.

ALSO MR SHIELDS AND THE KAIPARA  
DISTRICT COUNCIL REPRESENTATIVES -  
TOWARDS HAKARU ON SETTLEMENT RD  
THE CULVERT / BRIDGE (NO. 5312 I THINK)  
HAS NO SAFETY BARRIER AND IS ON  
AN AWKWARD ~~ANGLE~~ ANGLE. IS THE  
MOE GOING TO BE REQUIRED TO  
REMEDY THIS.

THIS CULVERT IS ALSO NEARLY 100  
YEARS OLD AND MAY NEED REPLACING.  
ALONG WITH OLD CULVERT APPROX  
AT ABOUT 1 KM FROM SH 1  
ANOTHER ABOUT 1.3 KM AND ALSO  
1 APPROX 2.1 KM FROM SH 1

ARE THE KAIPARA DISTRICT  
COUNCIL HIDING THE FACT THAT  
THE OTAMATEA COUNTY COUNCIL  
GAVE A SUBSIDY TO MURRAY HALL  
SUPPLYING A 44 GAL DRUM OF  
245T TO HIM TO SPRAY

9 TANA AVE. LOOK IN MAIL  
BOX NO 1 IN PAPAROA IF YOU  
CANT FIND THE LETTER.