



Proposed Far North District Plan

Volume 8 - Summary of Decisions Requested

SUMMARY OF SUBMISSIONS

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Puketona Business Park Limited (S45)	S45.031	Light industrial	LIZ-R4	Support	Supports the requirement for a restricted discretionary activity where zone standards are infringed.	Retain restricted discretionary activity status where zone standards are infringed.
Ngawha Generation Limited (S432)	S432.011	Light industrial	LIZ-R4	Support	NGL supports these activities being permitted in the Light Industrial Zone.	Retain LIZ-R4 as notified.
Foodstuffs North Island Limited (S363)	S363.030	Light industrial	LIZ-R5	Not Stated	The submitter considers rule LIZ-R5 Convenience stores, restaurants, cafés and takeaway food outlets, with no definition of supermarket and non-compliance to the permitted standard defaulting to a discretionary activity to be inappropriate, inefficient and ineffective.	Amend rule LIZ-R5 Convenience stores, restaurants, cafés and takeaway food outlets, to clearly provide for supermarkets.
Ngawha Generation Limited (S432)	S432.013	Light industrial	LIZ-R5	Support in part	NGL considers that the 200m2 GFA limit in this rule is an unnecessary restriction with no apparent justification. Activities within a light industrial area typically require large buildings. Subject to compliance with the bulk and location standards (e.g., coverage) there is no other apparent reason to impose a GFA restriction on Convenience stores, restaurants, cafes and takeaway food outlets.	Amend LIZ-R5 to delete PER-1.
FNR Properties Limited (S437)	S437.002	Light industrial	LIZ-R5	Support	The provision is supported as it represents a positive change for 142 and 134 North Road, Kaitaia and surrounding properties, and will significantly contribute to the economic growth of the district.	Retain Rule LIZ-R5 as notified.
Ngawha Generation Limited (S432)	S432.012	Light industrial	LIZ-R6	Support	NGL supports these activities being permitted in the Light Industrial Zone.	Retain as LIZ-R6 as notified.
Z Energy Limited (S336)	S336.026	Light industrial	LIZ-R7	Support	Rule LIZ-R7 is supported in principle.	Retain Rule LIZ-R7

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Foodstuffs North Island Limited (S363)	S363.031	Light industrial	LIZ-R7	Not Stated	The submitter considers that rule LIZ-R7 Commercial Activity, provides for all commercial activities are a discretionary activity which would include supermarkets as they are not defined. This lack of clear definition and activity status will result in confusion and an ineffective plan.	Amend rule LIZ-R7 Commercial activity, to provide for supermarkets as a permitted activity.
Ngawha Generation Limited (S432)	S432.015	Light industrial	LIZ-R7	Oppose	NGL opposes discretionary activity status for commercial activities within the Light Industrial Zone. These activities often locate within the Light Industrial Zone and a discretionary activity status is not justified.	Amend the activity status for LIZ-R7 to permitted activity.
Ngawha Generation Limited (S432)	S432.016	Light industrial	LIZ-R8	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain RIZ-R8 as notified.
Ngawha Generation Limited (S432)	S432.017	Light industrial	LIZ-R9	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R9 as notified.
Ngawha Generation Limited (S432)	S432.018	Light industrial	LIZ-R10	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R10 as notified.
Ngawha Generation Limited (S432)	S432.019	Light industrial	LIZ-R11	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R11 as notified.
Ngawha Generation Limited (S432)	S432.020	Light industrial	LIZ-R12	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R12 as notified.
Airbnb (S214)	S214.007	Light industrial	LIZ-R13	Support in part	The proposed district plan allows for visitor accommodation as a permitted activity for less than or equal to 6-10 guests on site. If these conditions are not met, the activity is discretionary except in the settlement zone where it is restricted discretionary. Airbnb supports the overall approach to allow visitor accommodation to occur in all zones and commends the Council's leadership in this space. We would, however, recommend that	Amend rules to standardise the guest limit cap for permitted visitor accommodation to 10 across all zones and make the default non-permitted status restricted discretionary (as opposed to Discretionary) across all zones.

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					<p>restrictions around the number of guests be standardised to 10 across the district to account for the range of families that tend to stay in this type of accommodation and would also recommend that properties that do not meet permitted status default to restricted discretionary as opposed to discretionary. This would increase certainty for our Hosts and unlock the full potential of residential visitor accommodation in the district. Airbnb strongly believes that consistency for guests and hosts is important and that a national approach is the most effective way to address these concerns. Kiwis agree with 64% expressing support for national regulation. One example of this type of standardised approach across councils is the Code of Conduct approach as piloted in New South Wales (NSW), Australia (with a robust compliance and enforcement mechanism, perating on a 'two strike' basis whereby bad actors are excluded from participating in the industry for a period of 5 years after repeated breaches of the Code).</p>	
Ngawha Generation Limited (S432)	S432.021	Light industrial	LIZ-R13	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R13 as notified.
Puketona Business Park Limited (S45)	S45.003	Light industrial	LIZ-R14	Neutral	<p>The provisions of the Light Industrial zone require amendment to ensure they best achieve the purpose of the Act and the overarching intent of the NPSUD in respect of well-functioning urban environments and indeed the PDP's stated strategic directions. All new buildings should be able to be accommodated within the Light Industrial zone without resource consent, unless the proposal infringes specific standards, as identified.</p>	Amend Rule LIZ-R14 to clarify that it does not inadvertently result in a non-complying activity status for developments that import cleanfill during earthworks to create appropriate building platforms or similar.
Ngawha Generation	S432.022	Light industrial	LIZ-R14	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R14 as notified.

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Limited (S432)						
Ngawha Generation Limited (S432)	S432.023	Light industrial	LIZ-R15	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R15 as notified.
Ara Poutama Aotearoa the Department of Corrections (S158)	S158.016	Light industrial	LIZ-R16	Oppose	<p>The zone framework does not enable community corrections activities and provides non-complying activity status in the Light Industrial zone (in accordance with Rule LIZ-R16). Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable non-custodial community corrections sites to establish, operate and redevelop, within appropriate areas. Industrial and commercial areas provide suitable sites for community corrections activities; in particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage.</p> <p>Community corrections activities are a compatible and appropriate activity in a Light Industrial zone. They are consistent with the character and amenity of such zones. Furthermore, as community corrections facilities are not sensitive to the effects of commercial environments (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.</p> <p>Requests that the respective rule framework for the Light Industrial zone be amended to provide for "community corrections activities" as a permitted activity.</p>	Amend the activity status for Community corrections activity from Non-complying in LIZ-R16 to Permitted.
Ngawha Generation	S432.026	Light industrial	LIZ-R16	Oppose	NGL considers that Community corrections activities should be permitted in the Light Industrial Zone, consistent with how those	Amend the activity status for LIZ-R16 to permitted activity.

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Limited (S432)					activities are treated in the Light Industrial Zone in the Whangārei District Plan.2 These activities exist in the vicinity and can be compatible within a Light Industry Zone.	
Ngawha Generation Limited (S432)	S432.024	Light industrial	LIZ-R17	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R17 as notified.
Ngawha Generation Limited (S432)	S432.027	Light industrial	LIZ-R18	Oppose	NGL considers that primary production should be permitted in the Light Industrial Zone. Often, as is the case with some of the NGL land being sought to be rezoned, Light Industry Zone land can be vacant pending the appropriate market conditions and opportunities to eventuate for development. Utilising any vacant land for primary production (e.g., grazing) is a logical and efficient use of that land until such time that it can be developed, and doesn't generate any reverse sensitivity effects or other effects that require management via a resource consent requirement.	Amend the activity status for LIZ-R18 to permitted activity.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.086	Light industrial	LIZ-R19	Oppose	The submitter opposes rule LIZ-R19 Educational facility, as it considers that educational facilities should be provided for in the Light Industrial Zone as a restricted discretionary activity, as educational facilities are considered essential social infrastructure that may need to be located within industrial areas, particularly training facilities (e.g., forklift driver training). The submitter requests a change in the activity status to restricted discretionary to ensure that the consideration of effects is appropriately limited to matters of relevance.	Amend rule LIZ-R19 Educational facility, as follows: Educational facility excluding childcare centres Activity status: Non-complying Restricted Discretionary Matters of discretion are restricted to: a. Reverse sensitivity effects.b. compatibility of the education activity with the zonec. Design and layout. Activity status where compliance not achieved: Non complying

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Ngawha Generation Limited (S432)	S432.025	Light industrial	LIZ-R19	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R19 as notified.
Puketona Business Park Limited (S45)	S45.004	Light industrial	LIZ-S1	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred).
Bunnings Limited (S371)	S371.021	Light industrial	LIZ-S1	Support	Bunnings supports the 12m building height for buildings and structures	Retain Standard LIZ-S1
Ngawha Generation Limited (S432)	S432.028	Light industrial	LIZ-S1	Support	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions sought by NGL.
Mainfreight Limited (S509)	S509.007	Light industrial	LIZ-S1	Support in part	The maximum height standard within the LIZ and HIZ is only 12 metres. This height standard is insufficient to accommodate a standard warehouse, and is inconsistent with the stated objective of both zones to enable the efficient operation of industrial activities.	amend LIZ-S1 to permit a height of 20 metres
Puketona Business Park Limited (S45)	S45.024	Light industrial	LIZ-S2	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred)
Bunnings Limited (S371)	S371.022	Light industrial	LIZ-S2	Support	Bunnings supports no height in relation to boundary standard for where the site adjoins other industrial zoned sites	Retain Standard LIZ-S2
John Andrew Riddell (S431)	S431.187	Light industrial	LIZ-S2	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the

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						relevant boundary.
Ngawha Generation Limited (S432)	S432.039	Light industrial	LIZ-S2	Support	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions sought by NGL.
Puketona Business Park Limited (S45)	S45.025	Light industrial	LIZ-S3	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred).
Bunnings Limited (S371)	S371.023	Light industrial	LIZ-S3	Support	Bunnings support no setback requirements where the site adjoins other industrial zoned sites	Retain Standard LIZ-S3
KiwiRail Holdings Limited (S416)	S416.063	Light industrial	LIZ-S3	Support in part	<p>For health and safety reasons, KiwiRail seek a setback for structures from the rail corridor boundary. While KiwiRail do not oppose development on adjacent sites, ensuring the ability to access and maintain structures without requiring access to rail land is important.</p> <p>Parts of the KiwiRail network adjoin commercial, mixed use, industrial and open space zones. These zone chapters do not currently include provision for boundary setbacks for buildings and structures. KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures.</p> <p>KiwiRail considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in all zones adjacent to the railway corridor. Building setbacks are essential to address significant safety hazards associated with the operational rail corridor. The Proposed Plan enables a 1m setback from side and rear</p>	<p>Insert a railway setback (refer to submission for examples)</p> <p>Insert the following matters of discretion into the standard:</p> <ul style="list-style-type: none"> • the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor • the safe and efficient operation of the rail network

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					<p>boundaries shared with the rail corridor, increasing the risk that poles, ladders, or even ropes for abseiling equipment, could protrude into the rail corridor and increasing the risk of collision with a train or electrified overhead lines. Further, there is a 600mm eave allowance within side and rear yards which restricts potential access to roofs from of buildings even further and results in an effective yard setback of 400mm.</p> <p>KiwiRail consider that a 5m setback is appropriate in providing for vehicular access to the rear of buildings (e.g. a cherry picker) and allowing for scaffolding to be erected safely. This setback provides for the unhindered operation of buildings, including higher rise structures and for the safer use of outdoor deck areas at height. This in turn fosters visual amenity, as lineside properties can be regularly maintained.</p> <p>One option is a cross-reference between the standards of each zone to avoid repetition, or to create a standard rail corridor setback rule and replicate it in each zone.</p> <p>The provision of a setback can ensure that all buildings on a site can be accessed and maintained for the life of that structure, without the requirement to gain access to rail land, including by aspects such as ladders, poles or abseil ropes. This ensures that a safe amenity is provided on the adjacent sites for the occupants, in line with delivery policy direction such as GRZ-O2, clause 4 whereby safety is a specific objective for achieving zone appropriate character and amenity values.</p> <p>It is noted that some zones (Heavy Industrial, Rural production)) have wider yards than sought by KiwiRail. This is supported, but the yard purpose is not linked to safety matters relating to a site's proximity to the railway</p>	

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					and therefore any applications for reductions may not consider this requirement.	
Ngawha Generation Limited (S432)	S432.040	Light industrial	LIZ-S3	Support	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions sought by NGL.
Fire and Emergency New Zealand (S512)	S512.078	Light industrial	LIZ-S3	Support in part	Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency. An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and firefighting access through the New Zealand Building Code (NZBC).	Insert advice note to setback standard Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted
Puketona Business Park Limited (S45)	S45.026	Light industrial	LIZ-S4	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred)
Far North District Council (S368)	S368.053	Light industrial	LIZ-S4	Support	Typo: There is a typo within the Standard for 'Setback from MHWS' across all zones within the PDP, in matter of discretion d. should be 'constraints' nor 'constricts'	Amend LIZ-S4 Replace the word 'constricts' with 'constraints' in the standard for 'Setback from MHWS in all zones in the PDP. d. Natural hazard mitigation

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						and site constricts constraints;
Ngawha Generation Limited (S432)	S432.041	Light industrial	LIZ-S4	Support	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions sought by NGL.
Northland Planning and Development 2020 Limited (S502)	S502.063	Light industrial	LIZ-S4	Support in part	Some consistency is sought with NATC-R1 which covers activities within proximity to a wetland, lake or a river margin. As such the layout of the rule has been changed to reflect this, while at the same time allowing for certain structures to be exempt.	Amend LIZ-S4 Where: PER-1 The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHW PER-2 The building or structure, or extension or alteration to an existing building or structure within the 26m setback from MHW is required for: 1. restoration and enhancement purposes; or 2. natural hazard mitigation undertaken by, or on behalf of, the local authority; or 3. a post and wire fence for the purpose of protection from farm stock; or 4. Lighting poles by, or on behalf of, the local authority; or 5. Footpaths and or paving no greater than 2m in width; or 6. Boundary fences or walls no more than 2m in height above ground level;

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Puketona Business Park Limited (S45)	S45.027	Light industrial	LIZ-S5	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred)
Michael John Winch (S67)	S67.017	Light industrial	LIZ-S5	Oppose	Outdoor storage and light industrial buildings are integral parts of Light Industrial land use and can be expected to be seen from adjoining industrial land and roads. Standard LIZ-S7 protects adjoining non-industrial properties from the visual effects of these activities; Standards LIZ-S5 and LIZ-S6 are unnecessary restrictions on normal business activity	delete Standard LIZ-S5
Lynley Newport (S134)	S134.003	Light industrial	LIZ-S5	Support in part	LIZ-S5 should be reserved for sites that have a zone interface with a more sensitive zoning, and not apply within the zone	Amend LIZ-S5 to only apply where there is a zone interface with a more sensitive zoning such as General Residential
Ti Toki Farms Limited (S262)	S262.004	Light industrial	LIZ-S5	Not Stated	The submitter considers that when adjoining sites are used for light industrial activities, the only need to screen would relate to security and that the visual presence of activities on adjoining sites is not an effect which requires management.	Amend LIZ-S5 to not require screening into adjoining sites.
Mangonui Haulage (S318)	S318.003	Light industrial	LIZ-S5	Oppose	The submitter considers LIZ-S5 Outdoor Storage should include exemptions for existing consents and well established light industrial activity on the site.	Amend LIZ-S5 to include exemptions for existing consented light industrial activities
Z Energy Limited (S336)	S336.027	Light industrial	LIZ-S5	Support in part	Standard LIZ-S5 (outdoor storage) requires any outdoor storage areas, except for the display of goods for retail sale, to be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from adjoining sites and public land. Outdoor storage is not defined and the standard provides no additional clarification, as such an amendment or clarification is sought to ensure that the standard does not relate to storage of fuel in above ground tanks.	Amend Standard LIZ-S5 to exclude above ground storage of fuel at truck stops, as follows: Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from adjoining sites and public land. This standard does not apply to aboveground tanks at truck

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						stops. And/or Clarify through a new definition or note what is intended by 'outdoor storage', including ensuring above ground tanks are not considered 'outdoor storage'.
Linda Gigger (S370)	S370.003	Light industrial	LIZ-S5	Oppose	The submitter has an existing, consented, and well established light industrial activity which has been in place for some time and exemptions should be made for existing and consented activities	Delete the requirement in Standard LIZ-S5 to screen outdoor storage areas by a fence or wall
Bunnings Limited (S371)	S371.024	Light industrial	LIZ-S5	Support in part	Bunnings seeks flexibility within the drafting of provisions so that Standard LIZ-S5 is not triggered where an alteration of extension to a legally established building or structure that contains a permitted activity (see S371.020)	Amend Standard LIZ-S5 to provide flexibility for alterations and extensions.
LD Family Investments Limited (S384)	S384.004	Light industrial	LIZ-S5	Support in part	The adjoining sites are used for light industrial activities. The land is for industrial undertaking and the only need to screen would relate to security. The visual presence of activities on adjoining sites in this zone is not an effect which requires management. It places additional non productive requirements upon a land owner.	Amend LIZ-25 to not require screening onto adjoining sites.
Ngawha Generation Limited (S432)	S432.042	Light industrial	LIZ-S5	Support	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions sought by NGL.
Puketona Business Park Limited (S45)	S45.028	Light industrial	LIZ-S6	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred).

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Michael John Winch (S67)	S67.018	Light industrial	LIZ-S6	Oppose	Outdoor storage and light industrial buildings are integral parts of Light Industrial land use and can be expected to be seen from adjoining industrial land and roads. Standard LIZ-S7 protects adjoining non-industrial properties from the visual effects of these activities; Standards LIZ-S5 and LIZ-S6 are unnecessary restrictions on normal business activity	delete Standard LIZ-S6
Mangonui Haulage (S318)	S318.004	Light industrial	LIZ-S6	Oppose	The submitter considers that the requirements of LIZ-S6 Landscaping and screening on road boundaries should include exemptions for existing consents and well established light industrial activity on the site.	Amend LIZ-S6 to include exemptions for existing consents and well established light industrial activity on the site.
Z Energy Limited (S336)	S336.028	Light industrial	LIZ-S6	Support in part	Standard LIZ-S6 requires, inter alia, that landscaping along a road boundary shall be a minimum height of 1m at installation and shall achieve a continuous screen of 1.8m in height and 1.5m in width within five years. Z Energy accepts that landscaping along the road boundary can enhance the attractiveness of a site and mitigate the effects of the development of the site. For truck stop sites, however, incorporating trees into front boundary landscaping is problematic. As such the matters of discretion should be amended to enable consideration of functional requirements for not achieving the outcomes sought by the standard (which is already in part provided through site specific reasons "topographical or other site constraints..."). Note: 'Functional Need' is defined in the National Planning Standards and is not included in the PDP, hence functional requirement would be appropriate in this case.	Amend the matters of discretion relating to Policy LIZ-S6 as follows: Where the standard is not met, matters of discretion are restricted to: a.the character and amenity of the streetscape and surrounding area; b.topographical, or other site constraints, or functional requirements making compliance with this standard impractical; and ...
Waste Management NZ Limited (S360)	S360.013	Light industrial	LIZ-S6	Oppose	If point 1 is retained, it must relate to a specified depth from a road boundary, as the current wording of the standard is ambiguous and could be interpreted as requiring the full extent of the site area between the front	Amend point 1 of Standard LIZ-S6 to specify that landscaping is required for a depth of 1m.

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					boundary and any building or driveway to be landscaped, which does not adequately recognise that activities within the zone regularly require sealed outdoor areas. The 'overview' section explains that the zone is not required to focus on pedestrian access or amenity. Industrial zones naturally have a lower expectation in terms of amenity.	
Waste Management NZ Limited (S360)	S360.014	Light industrial	LIZ-S6	Oppose	It is inappropriate and inefficient to require vegetation to achieve a continuous screen at the road boundary. The 'overview' section explains that the zone is not required to focus on pedestrian access or amenity. Industrial zones naturally have a lower expectation in terms of amenity, such that it is unnecessary to seek to visually screen activities from the streetscape. WMNZ considers that the landscaping requirements at road boundaries are unnecessarily onerous.	Delete point 2 of Standard LIZ-S6
Linda Gigger (S370)	S370.004	Light industrial	LIZ-S6	Oppose	The submitter has an existing, consented, and well established light industrial activity and exemptions should be made for existing and consented activities. There is also internal inconsistency within the PDP as it relates to rules LIZ-S5 and LIZ-S6 as outdoor storage areas along a road boundary need to be screened by a fence, however such outdoor storage areas also need to be landscaped. This will cause unnecessary consenting requirements	Delete the requirement in Standard LIZ-S6 to landscape and screen road boundaries
Bunnings Limited (S371)	S371.025	Light industrial	LIZ-S6	Support in part	Bunnings seeks flexibility within the drafting of provisions so that Standard LIZ-S6 is not triggered where an alteration of extension to a legally established building or structure that contains a permitted activity (see S371.020)	Amend Standard LIZ-S6 to provide flexibility for alterations and extensions
Ngawha Generation Limited (S432)	S432.043	Light industrial	LIZ-S6	Support in part	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions

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Puketona Business Park Limited (S45)	S45.029	Light industrial	LIZ-S7	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred).
Far North District Council (S368)	S368.096	Light industrial	LIZ-S7	Support in part	Typo, should be site not side	Amend LIZ-S7 Side Site boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial zones must
Bunnings Limited (S371)	S371.026	Light industrial	LIZ-S7	Support in part	Bunnings seeks flexibility within the drafting of provisions so that Standard LIZ-S7 is not triggered where an alteration or extension to a legally established building or structure that contains a permitted activity (see S371.020)	Amend Standard LIZ-S7 to provide flexibility for alterations and extensions
Ngawha Generation Limited (S432)	S432.044	Light industrial	LIZ-S7	Support	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions sought by NGL.
Mainfreight Limited (S509)	S509.009	Light industrial	LIZ-S7	Support in part	The landscaping and screening on road boundaries rule of both the LIZ and HIZ are unclear, but appear to enable buildings to be built hard against the road boundary, with only 50% of the residual area (excluding vehicle access) needing to be landscaped. Further, the requirement for landscaping to be in the form of a continuous hedge of no less than 1.8 metre in height is contrary to urban design and crime prevention through environmental design principles, in preventing interaction of development with the street	amend LIZ-S7 to require a two metre wide landscape strip along the front boundary, excluding pedestrian and vehicle entrance points, incorporating specimen trees and groundcover planting

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Puketona Business Park Limited (S45)	S45.030	Light industrial	LIZ-S8	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred).
Brad Hedger (S269)	S269.001	Light industrial	LIZ-S8	Support	This is a good rule, it encourages permeable areas and potentially amenity in these spaces.	Retain LIZ-S8.
Foodstuffs North Island Limited (S363)	S363.032	Light industrial	LIZ-S8	Not Stated	The submitter considers standard LIZ-S8 Coverage, which requires all stormwater collection systems to be designed in accordance with the Council's Environmental Engineering Standards 2022, that this is an inconsistent application of engineering standards. Furthermore, the referenced Environmental Engineering Standards do not ensure sustainable, safe and efficient management of stormwater.	Amend standard LIZ-S8 Coverage, to provide for the following: Review and refine the relationship of the District Plan to the Environmental Engineering Standards to: a. Ensure the District Plan requires the management of stormwater in a manner that achieves sustainable, safe and efficient provision of infrastructure. b. Ensure referencing of the Environmental Engineering Standards in the District Plan is appropriate and results in clear and measurable rules. c. Cross-referencing to Environmental Engineering Standards is consistent across all chapters.
Bunnings Limited (S371)	S371.027	Light industrial	LIZ-S8	Support in part	All stormwater collection systems must be designed in accordance with the Council's Environmental Engineering Standards 2022 Bunnings are concerned that this is an inconsistent application of engineering standards. Furthermore, the referenced Environmental Engineering Standards do not ensure sustainable, safe and efficient management of stormwater.	Amend to refine the relationship of the District Plan to the Environmental Engineering Standards to: 1. Ensure the District Plan requires the management of stormwater in a manner that achieves sustainable, safe and efficient provision of infrastructure. 2. Ensure referencing of the Environmental Engineering Standards in the District Plan

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						is appropriate and results in clear and measurable rules. 3. Cross-referencing to Environmental Engineering Standards is consistent across all chapters.
Ngawha Generation Limited (S432)	S432.045	Light industrial	LIZ-S8	Support	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions sought by NGL.
Waste Management NZ Limited (S360)	S360.003	Heavy industrial	Objectives	Oppose	It is critical that the Proposed Plan provide for 'waste management facilities' in a broader range of zones to reflect the functional and operational requirements of such activities, and to provide a framework within which the effects of such activities can be appropriately managed. In this respect, it is appropriate that the Proposed Plan provides for waste management facilities at the 'strategic direction' level, as well as specifically within the Light Industrial, Heavy Industrial and Rural Production zones.	Amend the objectives to provide for waste management facilities
Transpower New Zealand Ltd (S454)	S454.120	Heavy industrial	Objectives	Not Stated	Critical infrastructure such as the National Grid sometimes has a functional or operational need to locate in the Heavy Industrial Zone and needs to be provided for. Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. A new objective is required to address this.	Insert new objective HIZ-Ox as follows: The Heavy Industrial zone is used by compatible activities and infrastructure, that have a functional or operational need to locate in the zone.
Ministry of Education Te Tāhuhu o Te	S331.087	Heavy industrial	HIZ-O1	Support	The submitter supports objective HIZ-O1, to protect heavy-industrial activities in this zone and to manage reverse sensitivity effects in the Heavy Industrial zone.	Retain objective HIZ-O1, as proposed.

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Mātauranga (S331)						
Waste Management NZ Limited (S360)	S360.006	Heavy industrial	Policies	Oppose	It is critical that the Proposed Plan provide for 'waste management facilities' in a broader range of zones to reflect the functional and operational requirements of such activities, and to provide a framework within which the effects of such activities can be appropriately managed. In this respect, it is appropriate that the Proposed Plan provides for waste management facilities at the 'strategic direction' level, as well as specifically within the Light Industrial, Heavy Industrial and Rural Production zones.	Amend the policies to provide for waste management facilities
Transpower New Zealand Ltd (S454)	S454.121	Heavy industrial	Policies	Not Stated	HIZ-P1 sets out the activities that are to be enabled in the Light Industrial zone. Transpower supports the intent of this policy, however critical infrastructure, such as the National Grid, is not clearly provided for. Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. A new policy is required to make it explicit that infrastructure such as the National Grid is enabled in the Light Industrial zone.	Insert new policy HIZ-Px as follows: Enable compatible activities and infrastructure, that have a functional or operational need to locate in the Heavy Industrial zone.
Far North District Council (S368)	S368.020	Heavy industrial	HIZ-P2	Support in part	Minor grammatical correction in reference to c. Relief sought	Amend HIZ-P2 Require all subdivision in the Heavy Industrial zone to provide the following reticulated services to the boundary of each lot: a. telecommunications: i. fibre where it is available; ii. copper where fibre is not available; iii. copper where the area is identified for future fibre deployment. b. local electricity distribution network; and c. wastewater, potable water supply,

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						and stormwater where they are it is available.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.088	Heavy industrial	HIZ-P3	Support	The submitter supports policy HIZ-P3 to avoid the establishment of activities that do not support the function of the Heavy Industrial Zone, including education facilities.	Retain policy HIZ-P3, as proposed.
Far North District Council (S368)	S368.065	Heavy industrial	HIZ-P3	Support in part	Inconsistent use of terminology in the PDP for sport and recreational activities	Amend HIZ-P3 Avoid the establishment of activities that do not support the function of the Heavy Industrial zone, including: a. residential activities; b. retirement villages; c. education facilities; d. sport and recreational activities; and e. commercial activities not ancillary to the on-site heavy industrial use.
KiwiRail Holdings Limited (S416)	S416.052	Heavy industrial	HIZ-P7	Support in part	Policies in each zone provide for managing land use and subdivision to address the effects of the activity at zone interfaces by requiring the provision of 'setbacks, fencing, screening or landscaping required to address potential conflicts'. KiwiRail seeks an amendment to provide for the consideration of setbacks to the railway corridor or transport network, thus supporting safety and the railway setback rule sought	Insert additional matter as follows: the location and design of buildings adjacent to the railway corridor
Waste Management NZ Limited (S360)	S360.009	Heavy industrial	Rules	Oppose	It is critical that the Proposed Plan provide for 'waste management facilities' in a broader range of zones to reflect the functional and operational requirements of such activities,	Amend the rules to provide for waste management facilities

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					and to provide a framework within which the effects of such activities can be appropriately managed. In this respect, it is appropriate that the Proposed Plan provides for waste management facilities at the 'strategic direction' level, as well as specifically within the Light Industrial, Heavy Industrial and Rural Production zones.	
Northland Fish and Game Council (S436)	S436.008	Heavy industrial	Rules	Not Stated	<p>Existing game bird hunting activities are often constrained by surrounding land use, and generally becomes untenable when this land use changes; for example, when urban and lifestyle encroachment occurs near traditionally hunted sites.</p> <p>Recreational game bird hunting is a very popular activity in the rural environment. The game bird season involves the discharge of shotgun noise. This is not like other constant noises rather it is very brief in duration. Game bird hunting begins at 6:30am in the morning and concludes at 6:30pm at night for the length of the season.</p> <p>Introducing new dwelling areas near areas of recreational significance to hunters can have implications on the future of hunting in these areas. For example, complaints can be made under the Arms Act 1983 which makes clear that anyone discharging a firearm in a public place so as to deliberately endanger, frighten or annoy any other person is guilty of an offence. Shotgun noise may also be a particular issue for public places such as any equestrian arena in the vicinity of maimai used during the game bird hunting season.</p>	Insert provisions that constrain housing and industrial developments near areas with recreational hunting values.
Fire and Emergency New Zealand (S512)	S512.056	Heavy industrial	Rules	Not Stated	<p>Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in</p>	Insert new rule for Emergency service facilities included as a permitted activity Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings

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					situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards	
Waipapa Pine Limited and Adrian Broughton Trust (S342)	S342.003	Heavy industrial	HIZ-R1	Oppose	The land is zoned Heavy Industry and the definition of ancillary activity 'means an activity that supports and is subsidiary to a primary activity'. The activity must therefore be permitted under the Heavy Industrial Zone. There is no rational limiting the GFA nor the location requirements. These requirements should be removed	Delete the limit of 15% threshold for an ancillary activity and the locational requirement (inferred)
Far North District Council (S368)	S368.072	Heavy industrial	HIZ-R1	Support in part	The 'New buildings or structures, and extensions or alterations to existing buildings or structures' rule in each zone needs to be amended to include activities that are permitted, controlled and restricted discretionary, where applicable within the zone. As currently drafted a breach of this rule makes the activity 'discretionary', which was not the intent if the activity itself is permitted, controlled or restricted	Amend HIZ-R1 " ... New buildings or structures, and extensions or alterations to existing buildings or structures Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will

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					discretionary ... the standards in PER-2 should apply.	accommodate a permitted (where applicable, words to the effect...'or controlled, or restricted discretionary') activity ... "
John Andrew Riddell (S431)	S431.129	Heavy industrial	HIZ-R1	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend the rule so that any proposal to set a building or structure less than 20 metres back from the coastal marine area, or from rivers and banks is a non-complying activity
House Movers Section of New Zealand Heavy Haulage Association Inc (S482)	S482.008	Heavy industrial	HIZ-R1	Support in part	The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	amend HIZ-R1 to: provide for relocated building as a permitted activity whenrelocated buildings meet performance standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report(schedule 2) restricted discretionary activity status for relocated buildings that do not meet the permitted activity status standards
Mainfreight Limited (S509)	S509.006	Heavy industrial	HIZ-R1	Support in part	Rules LIZ-R1 PER-1 and HIZ-R1 specifically relate to new buildings, providing for new buildings as permitted activities. Rules LIZ-R1-PER-1 and HIZ-R1-PER-2 specifically provide for activities ancillary to and industrial activity as a permitted activity, and both the LIZ and HIZ list other activities, such as trade suppliers, as permitted activities. However, neither the LIZ or HIZ contain any rule specifying that industrial activities are permitted. As such, it appears that industrial activities fall to be a discretionary activity in LIZ and HIZ, pursuant to rules LIZ-R9 and HIZ-R8 respectively.	amend HIZ-R1 to specially address industrial activities as permitted
Fire and Emergency	S512.103	Heavy industrial	HIZ-R1	Support in part	Many zones hold objectives and policies related to servicing developments with	Insertnew standard and/or matter of discretion across zones on

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New Zealand (S512)					appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	infrastructureservicing (including emergency response transport/access and adequate watersupply for firefighting)
Z Energy Limited (S336)	S336.030	Heavy industrial	HIZ-R3	Support	Rule HIZ-R3 specifically provides for service stations as a permitted activity, subject to standards around height, setbacks, outdoor storage, landscaping and coverage - then restricted discretionary on the matters of discretion of any infringed standard.	Retain Rule HIZ-R3 and its activity status.
Airbnb (S214)	S214.008	Heavy industrial	HIZ-R13	Support in part	The proposed district plan allows for visitor accommodation as a permitted activity for less than or equal to 6-10 guests on site. If these conditions are not met, the activity is discretionary except in the settlement zone where it is restricted discretionary. Airbnb supports the overall approach to allow visitor accommodation to occur in all zones and commends the Council's leadership in this space. We would, however, recommend that restrictions around the number of guests be standardised to 10 across the district to account for the range of families that tend to stay in this type of accommodation and would also recommend that properties that do not meet permitted status default to restricted discretionary as opposed to discretionary. This would increase certainty for our Hosts and unlock the full potential of residential visitor accommodation in the district. Airbnb strongly believes that consistency for guests and hosts is important and that a national approach is the most effective way to address these concerns. Kiwis agree with 64% expressing support for national regulation. One example of this type of standardised approach across councils is the Code of Conduct approach as piloted in	Amend rules to standardisethe guest limit cap for permitted visitor accommodation to 10 across all zonesand make the default non-permitted status restricted discretionary (as opposedto Discretionary) across all zones.

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					New South Wales (NSW), Australia (with a robust compliance and enforcement mechanism, perating on a 'two strike' basis whereby bad actors are excluded from participating in the industry for a period of 5 years after repeated breaches of the Code).	
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.089	Heavy industrial	HIZ-R14	Oppose	The submitter opposes rule HIZ-R14 Educational facility, and considers that educational facilities should be provided for in the Heavy Industrial Zone as a discretionary activity, as educational facilities are considered essential social infrastructure that may need to be located within industrial areas, particularly training facilities (e.g., forklift driver training). The Ministry requests a change in the activity status to discretionary to ensure that the consideration of effects is appropriately limited to matters of relevance.	Amend rule HIZ-R14 Educational facility, as follows: Educational facility (excluding childcare services) Activity status: Non-complying Discretionary Activity status where compliance not achieved: Not applicable
Mainfreight Limited (S509)	S509.008	Heavy industrial	HIZ-S1	Support	The maximum height standard within the LIZ and HIZ is only 12 metres. This height standard is insufficient to accommodate a standard warehouse, and is inconsistent with the stated objective of both zones to enable the efficient operation of industrial activities.	amend HIZ-S1 to permit a height of 20 metres
John Andrew Riddell (S431)	S431.188	Heavy industrial	HIZ-S2	Not Stated	Not Stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.
Mark and Emma Klinac (S140)	S140.003	Heavy industrial	HIZ-S3	Oppose	The submitter considers that given the existing sensitive activities on each site (dwellings), further controls are needed to ensure that reverse sensitivity effects from new activities to existing ones are appropriately considered.	Amend HIZ-S3 Setback (excluding from MWHs or wetland, lake and river margins) or a new rule in relation to setbacks of new heavy industrial activities from existing noise sensitive activities in the Heavy Industrial Zone. The rule proposed is as follows; o No new heavy industrial activity and associated outdoor areas, or extensions to existing heavy industrial activities and outdoor areas, shall be erected within 200m from any existing noise sensitive activity (when rule not

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						met - Discretionary Activity).
Waipapa Pine Limited and Adrian Broughton Trust (S342)	S342.004	Heavy industrial	HIZ-S3	Oppose	The new Heavy Industrial Zone amplifies the value of the land to be used to its full extent. The 10m setback will create waste land around the perimeter of a site. Full development within the site should be permitted, however when the site adjoins a site other than Heavy Industry, the 10m setback may be appropriate	delete the required 10m setback (inferred)
KiwiRail Holdings Limited (S416)	S416.064	Heavy industrial	HIZ-S3	Support in part	<p>For health and safety reasons, KiwiRail seek a setback for structures from the rail corridor boundary. While KiwiRail do not oppose development on adjacent sites, ensuring the ability to access and maintain structures without requiring access to rail land is important.</p> <p>Parts of the KiwiRail network adjoin commercial, mixed use, industrial and open space zones. These zone chapters do not currently include provision for boundary setbacks for buildings and structures. KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures.</p> <p>KiwiRail considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in all zones adjacent to the railway corridor. Building setbacks are essential to address significant safety hazards associated with the operational rail corridor. The Proposed Plan enables a 1m setback from side and rear boundaries shared with the rail corridor, increasing the risk that poles, ladders, or even ropes for abseiling equipment, could protrude into the rail corridor and increasing</p>	<p>Insert a railway setback (refer to submission for examples)</p> <p>Insert the following matters of discretion into the standard:</p> <ul style="list-style-type: none"> • the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor • the safe and efficient operation of the rail network

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					<p>the risk of collision with a train or electrified overhead lines. Further, there is a 600mm eave allowance within side and rear yards which restricts potential access to roofs from of buildings even further and results in an effective yard setback of 400mm.</p> <p>KiwiRail consider that a 5m setback is appropriate in providing for vehicular access to the rear of buildings (e.g. a cherry picker) and allowing for scaffolding to be erected safely. This setback provides for the unhindered operation of buildings, including higher rise structures and for the safer use of outdoor deck areas at height. This in turn fosters visual amenity, as lineside properties can be regularly maintained.</p> <p>One option is a cross-reference between the standards of each zone to avoid repetition, or to create a standard rail corridor setback rule and replicate it in each zone.</p> <p>The provision of a setback can ensure that all buildings on a site can be accessed and maintained for the life of that structure, without the requirement to gain access to rail land, including by aspects such as ladders, poles or abseil ropes. This ensures that a safe amenity is provided on the adjacent sites for the occupants, in line with delivery policy direction such as GRZ-O2, clause 4 whereby safety is a specific objective for achieving zone appropriate character and amenity values.</p> <p>It is noted that some zones (Heavy Industrial, Rural production)) have wider yards than sought by KiwiRail. This is supported, but the yard purpose is not linked to safety matters relating to a site's proximity to the railway and therefore any applications for reductions may not consider this requirement.</p>	
Fire and Emergency New	S512.079	Heavy industrial	HIZ-S3	Not Stated	Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other	Insert advice noteto setback standard Building setback requirements are further

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Zealand (S512)					emergency. An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and firefighting access through the New Zealand Building Code (NZBC).	controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted
Far North District Council (S368)	S368.054	Heavy industrial	HIZ-S4	Support in part	Typo: There is a typo within the Standard for 'Setback from MHWS' across all zones within the PDP, in matter of discretion d. should be 'constraints' nor 'constricts'	Amend HIZ-S4 Replace the word 'constricts' with 'constraints' in the standard for 'Setback from MHWS in all zones in the PDP. d. Natural hazard mitigation and site constricts constraints;
Northland Planning and Development 2020 Limited (S502)	S502.064	Heavy industrial	HIZ-S4	Support in part	Some consistency is sought with NATC-R1 which covers activities within proximity to a wetland, lake or a river margin. As such the layout of the rule has been changed to reflect this, while at the same time allowing for certain structures to be exempt.	Amend HIZ-S4 Where: PER-1 The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWS PER-2 The building or structure, or extension or alteration to an existing building or structure within the 26m setback from MHWS is required for: 1. restoration

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						<p>and enhancement purposes; or 2. natural hazard mitigation undertaken by, or on behalf of, the local authority; or 3. a post and wire fence for the purpose of protection from farm stock; or 4. Lighting poles by, or on behalf of, the local authority; or 5. Footpaths and or paving no greater than 2m in width; or 6. Boundary fences or walls no more than 2m in height above ground level;</p>
<p>Z Energy Limited (S336)</p>	<p>S336.031</p>	<p>Heavy industrial</p>	<p>HIZ-S5</p>	<p>Support in part</p>	<p>Standard HIZ-S5 (outdoor storage) requires any outdoor storage areas, except for the display of goods for retail sale, to be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from adjoining sites and public land. Outdoor storage is not defined and the standard provides no additional clarification as such an amendment or clarification is sought to ensure that the standard does not relate to storage of fuel in above ground tanks.</p>	<p>Amend Standard HIZ-S5 to exclude above ground storage of fuel at truck stops, as follows: Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from adjoining sites and public land. This standard does not apply to aboveground tanks at truck stops. And/or Clarify through a new definition or note what is intended by 'outdoor storage', including ensuring above ground tanks are not considered 'outdoor storage'.</p>

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Waipapa Pine Limited and Adrian Broughton Trust (S342)	S342.005	Heavy industrial	HIZ-S5	Oppose	Screening between two Heavy Industrial sites is unnecessary and should be removed. The zone allows a range of activities which over time will co exist . The amenity and character of the area will evolve from the established activities. The nature and scale of those activities embodies what is an industrial area. Screening the activities between industrial sites is creating a false living environment.	delete the requirement to screen between adjoining sites (inferred)
Waste Management NZ Limited (S360)	S360.015	Heavy industrial	HIZ-S6	Oppose	If point 1 is retained, it must relate to a specified depth from a road boundary, as the current wording of the standard is ambiguous and could be interpreted as requiring the full extent of the site area between the front boundary and any building or driveway to be landscaped, which does not adequately recognise that activities within the zone regularly require sealed outdoor areas. The 'overview' section explains that the zone is not required to focus on pedestrian access or amenity. Industrial zones naturally have a lower expectation in terms of amenity.	Amend point 1 of Standard HIZ-S6 to specify that landscaping is required for a depth of 1m.
Waste Management NZ Limited (S360)	S360.016	Heavy industrial	HIZ-S6	Oppose	It is inappropriate and inefficient to require vegetation to achieve a continuous screen at the road boundary. The 'overview' section explains that the zone is not required to focus on pedestrian access or amenity. Industrial zones naturally have a lower expectation in terms of amenity, such that it is unnecessary to seek to visually screen activities from the streetscape. WMNZ considers that the landscaping requirements at road boundaries are unnecessarily onerous.	Delete point 2 of Standard HIZ-S6
Mainfreight Limited (S509)	S509.010	Heavy industrial	HIZ-S6	Support in part	The landscaping and screening on road boundaries rule of both the LIZ and HIZ are unclear, but appear to enable buildings to be built hard against the road boundary, with	amend HIZ-S6 to require a two metre wide landscape strip along the front boundary, excluding pedestrian and vehicle entrance points, incorporating

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					only 50% of the residual area (excluding vehicle access) needing to be landscaped. Further, the requirement for landscaping to be in the form of a continuous hedge of no less than 1.8 metre in height is contrary to urban design and crime prevention through environmental design principles, in preventing interaction of development with the street	specimen trees and groundcover planting.
Far North District Council (S368)	S368.097	Heavy industrial	HIZ-S7	Support in part	Typo, should be site not side	Amend HIZ-S7 Side Site boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial zones must:
Brad Hedger (S269)	S269.002	Heavy industrial	HIZ-S8	Support in part	Unable to determine how effects from climate change has been considered for maintaining this level of impermeable surface coverage. The changes in regards to rainfall are significant currently designers are adding an additional 20% to intensities for climate change, this will increase stormwater run off from entire catchments and the effects will increase especially in regards to ground water recharge and overland flow paths. This is also supported from the work that NRC has done on river/stream catchments which show the effects from flooding increasing due to development and effects from climate change. The NRC assessment is limited to stream flows and flooding, the effects from development and overland flow paths to streams and rivers does not seem to be considered. In my opinion properties downstream of development will be receiving between 5-10% more stormwater flows over the next 10 years and 20% over the next 30 years. Impermeable surfaces coverage is linked to	Amend HIZ-S8(1): The impermeable surface coverage of any site is no more than 15% or 3000m², which ever is the lesser.

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					% of area, these areas can be quite large in rural areas i.e., 10ha industrial block can have 1.5ha of impermeable surfaces before triggering a consent or using mitigation measures that may be located right on a boundary discharging to a downstream property or stream, it would be assumed that this may be spread out over there would be a buffer with permeable areas, but my observation is that commercial activity in these zones occurs at the boundary due to access obviously the runoff volume from the 1.5ha property will have a much larger effect on downstream properties.	
Trent Simpkin (S283)	S283.017	Heavy industrial	HIZ-S8	Oppose	The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds means therefore means many homes will still require a resource consent for Impermeable surfaces. all RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say its acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process, and assist with getting back to realistic processing times). This submission point applies to all zones.	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)
Waipapa Pine Limited and Adrian Broughton Trust (S342)	S342.006	Heavy industrial	HIZ-S8	Oppose	The new Heavy Industrial Zone is considered to remedy the shortage of available industrial land around Kerikeri. It is significant shift from Rural Production. The PDP should therefore be facilitating development upon the sites. The 15% threshold stymies development.	Delete the 15% threshold and the matters of discretion.(inferred)

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					If the rule centres on storm water management, then this can be resolved via a rule requiring a report which shows post and predevelopment flows off the site do not change. The need for Council to consider the character and amenity of the surrounding area negates the new Heavy Industrial Zone and should be removed. The zone is for industrial use and contains other rules which are adequate to address character and amenity.	
Puketotara Lodge Ltd (S481)	S481.007	Heavy industrial	HIZ-S8	Not Stated	<p>The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites.</p> <p>The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule.</p> <p>There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule relating to impermeable surface coverage. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,</p>	<p>Insert the following as additional matters of discretion:</p> <ul style="list-style-type: none"> • Avoiding nuisance or damage to adjacent or downstream properties; • The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes; • The extent to which the diversion and discharge mimics natural run-off patterns.
Transpower New Zealand Ltd (S454)	S454.122	Natural open space	Objectives	Not Stated	Critical infrastructure such as the National Grid sometimes has a functional or operational need to locate in the Natural Open Space Zone and needs to be provided for. Due to its linear nature and the requirement to connect new electricity	Insert new objective NOSZ-Ox as follows: The Natural Open Space zone is used by compatible activities and infrastructure, that enhance community wellbeing

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					generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. A new objective is required to address this.	and have a functional or operational need to locate in the zone.
NZ Agricultural Aviation Association (S182)	S182.034	Natural open space	NOSZ-O1	Support	support the protection and enhancement of the Natural Open Space zone	Retain NOSZ-O1
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.090	Natural open space	NOSZ-O1	Support	The submitter supports objective NOSZ-O2, to support land use of a scale that complements and is consistent with the conservation values of the Natural Open Space Zone.	Retain objective NOSZ-O2, as proposed.
Kapiro Conservation Trust (S442)	S442.141	Natural open space	NOSZ-O1	Support in part	This and every other objective should use consistent language. This is one of few spots if not only spot where the term ecological values is used. Various other terms are used throughout the plan such as environmental values, natural values, indigenous biodiversity values and natural environment values. The plan should pick one term and stick with it. Even within this chapter itself it uses multiple variations such as ecological, natural and indigenous biodiversity.	Amend NOSZ-O1 The natural environment, ecological ... Other objectives and Policies throughout the plan may require amendment to reflect a consistent message and language.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.122	Natural open space	NOSZ-O1	Support in part	This and every other objective should use consistent language. This is one of few spots if not only spot where the term ecological values is used. Various other terms are used throughout the plan such as environmental values, natural values, indigenous biodiversity values and natural environment values. The plan should pick one term and stick with it. Even within this chapter itself it uses multiple variations such as ecological, natural and indigenous biodiversity.	Amend NOSZ-O1 The natural environment , ecological ... Other Objectives and Policies throughout the plan may require amendment to reflect a consistent message and language.
Vision Kerikeri (Vision for	S527.032	Natural open space	NOSZ-O1	Support	not stated	Retain NOSZ-O1 as notified (inferred)

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Kerikeri and Environs, VKK (S527)						
Carbon Neutral NZ Trust (S529)	S529.170	Natural open space	NOSZ-O1	Support	The PDP replaces the Conservation zone with the term Natural Open Space zone (as specified in National Planning Standards). The PDP Overview section states that 'The Natural Open Space zone generally applies to public land ... and includes a variety of parks and historic reserves. In most cases these areas have a high degree of biodiversity requiring active management.' We support, in particular, objective NOSZ-01 and policy NOSZ-P1 which state - 'The ecological, historic heritage, cultural and natural character values of the Natural Open Space zone are protected and enhanced for the benefit of current and future generations' 'Enable land use that conserves, protects and enhances the natural, ecological, historic heritage, cultural and natural character values of the zone'.	Retain NOSZ-01
Kiwi Fresh Orange Company Limited (S554)	S554.039	Natural open space	NOSZ-O1	Support	KFO supports Objective NO SZ-01 as providing an appropriate overall objective for the Natural Open Space zone.	Retain the objective as notified.
Kiwi Fresh Orange Company Limited (S554)	S554.040	Natural open space	NOSZ-O2	Support	KFO supports Objective NO SZ-02 as recognising the need to manage the scale and type of land use in the zone.	Retain the objective as notified.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.091	Natural open space	NOSZ-O3	Support	The submitter supports objective NOSZ-03, to provide public access to the Natural Open Space zone for leisure activities, such as school sports activities.	Retain objective NOSZ-03, as proposed.
Kiwi Fresh Orange Company	S554.041	Natural open space	NOSZ-O3	Support	KFO supports the recognition in Objective NO SZ-03 that the natural open spaces	Retain the objective as notified.

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Limited (S554)					should be available for the public to use and appreciate.	
NZ Agricultural Aviation Association (S182)	S182.035	Natural open space	Policies	Not Stated	seek recognition in the Plan that vegetation may need to be removed for weed, pest, biosecurity, and biodiversity purposes	Insert new policy NOSZ-PXX Provide for the clearance of weeds and pests for biosecurity and biosecurity purposes.
Transpower New Zealand Ltd (S454)	S454.123	Natural open space	Policies	Not Stated	NOSZ-P1 sets out the land uses that are to be enabled in the Natural Open Space zone. Transpower supports the intent of this policy, however critical infrastructure, such as the National Grid, is not clearly provided for. Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. A new policy is required to make it explicit that infrastructure such as the National Grid is enabled in the Natural Open Space zone.	Insert new policy NOSZ-Px as follows: Enable compatible activities and infrastructure, that have a functional or operational need to locate in the Natural Open Space zone.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.033	Natural open space	NOSZ-P1	Support	not stated	Retain NOSZ-P1 as notified (inferred)
Carbon Neutral NZ Trust (S529)	S529.171	Natural open space	NOSZ-P1	Support	The PDP replaces the Conservation zone with the term Natural Open Space zone (as specified in National Planning Standards). The PDP Overview section states that 'The Natural Open Space zone generally applies to public land ... and includes a variety of parks and historic reserves. In most cases these areas have a high degree of biodiversity requiring active management.' We support, in particular, objective NOSZ-01 and policy NOSZ-P1 which state - 'The ecological, historic heritage, cultural and natural character values of the Natural Open Space zone are protected and enhanced for	Retain NOSZ-P1

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					the benefit of current and future generations' 'Enable land use that conserves, protects and enhances the natural, ecological, historic heritage, cultural and natural character values of the zone'.	
Kiwi Fresh Orange Company Limited (S554)	S554.042	Natural open space	NOSZ-P1	Support	KFO supports the guidance in Policy NO SZ-P1 on the land uses that are contemplated in the zone.	Retain the policy as notified.
Kiwi Fresh Orange Company Limited (S554)	S554.043	Natural open space	NOSZ-P2	Support	KFO supports the guidance in Policy NO SZ-P2 on the land uses that are contemplated in the zone.	Retain the policy as notified.
Kiwi Fresh Orange Company Limited (S554)	S554.044	Natural open space	NOSZ-P3	Oppose	While KFO generally supports the intention of the Policy, KFO seeks that a pathway is provided to enable works to support a subdivision or land use that are required within the Natural Open Space zone, such as water or wastewater infrastructure connections, pedestrian pathways and minor earthworks. Subject to those works being undertaken in a way that protects the Open Space values and does not adversely affect them.	Amend Policy NO SZ-P3 as follows" Avoid land use and subdivision that is incompatible with the ecological, historic heritage, cultural and natural character values of the zone where the effects of the land use or subdivision cannot be adequately mitigated or remedied.
KiwiRail Holdings Limited (S416)	S416.053	Natural open space	NOSZ-P4	Support in part	Policies in each zone provide for managing land use and subdivision to address the effects of the activity at zone interfaces by requiring the provision of 'setbacks, fencing, screening or landscaping required to address potential conflicts'. KiwiRail seeks an amendment to provide for the consideration of setbacks to the railway corridor or transport network, thus supporting safety and the railway setback rule sought	Insert additional matter as follows: the location and design of buildings adjacent to the railway corridor
Kiwi Fresh Orange Company Limited (S554)	S554.045	Natural open space	NOSZ-P4	Support	KFO supports Policy NO SZ-P4 as it appropriately recognises the need to manage development, including managing various competing activities to ensure a well-functioning urban environment.	Retain the policy as notified.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Our Kerikeri Community Charitable Trust (S271)	S271.024	Natural open space	Rules	Not Stated	Seek to ensure that tracks for cyclists and pedestrians are enabled within this zone.	Amend rules to enable tracks for cycling and walking
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.045	Natural open space	Rules	Not Stated	The purpose of these zones is to enable and provide for recreation, PHTTCCT consider that cycling and walking is an important form of recreation, therefore, tracks for cyclists and pedestrians should be enabled.	Amend rules to enable cycling trails
New Zealand Motor Caravan Association (S438)	S438.023	Natural open space	Rules	Support in part	The proposed amendments would see compatible treatment of camping sites to camping grounds as amended in the submission. Camping sites are also unlikely to take place in the Natural Open Space Zone.	Amend the Natural Open Space Zone rules to provide for camping sites as discretionary activities.
Kapiro Conservation Trust (S446)	S446.025	Natural open space	Rules	Not Stated	Seek to ensure that tracks for cyclists and pedestrians are enabled within this zone.	Amend rules to allow Enablement of tracks for cycling and walking
Fire and Emergency New Zealand (S512)	S512.057	Natural open space	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service	Insert new rule for Emergency service facilities included as a permitted activity Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards	
Fire and Emergency New Zealand (S512)	S512.080	Natural open space	Rules	Not Stated	Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency. An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and firefighting access through the New Zealand Building Code (NZBC).	Insert advice note to setback standard Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.024	Natural open space	Rules	Not Stated	Seek to ensure that tracks for cyclists and pedestrians are enabled within this zone.	Amend rules to enable tracks for cycling and walking
Carbon Neutral NZ Trust (S529)	S529.089	Natural open space	Rules	Not Stated	Seek to ensure that tracks for cyclists and pedestrians are enabled within this zone.	Amend rules to provide for enablement of tracks for cycling and walking

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Carbon Neutral NZ Trust (S529)	S529.173	Natural open space	Rules	Not Stated	Planting exotic vegetation in this zone should be a non-complying activity. Conservation land, in particular, should be planted only with indigenous species, and even for parks there is a range of suitable indigenous plant species.	Insert rule to make planting exotic vegetation a noncomplying activity
Our Kerikeri Community Charitable Trust (S271)	S271.027	Natural open space	NOSZ-R1	Support	Clarity is needed in terms of the interrelationship between definitions noting that the definition of recreation activity includes reference to use of land for the purpose of leisure.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
Far North District Council (S368)	S368.073	Natural open space	NOSZ-R1	Support in part	The 'New buildings or structures, and extensions or alterations to existing buildings or structures' rule in each zone needs to be amended to include activities that are permitted, controlled and restricted discretionary, where applicable within the zone. As currently drafted a breach of this rule makes the activity 'discretionary', which was not the intent if the activity itself is permitted, controlled or restricted discretionary ... the standards in PER-2 should apply.	Amend NOSZ-R1 " ... New buildings or structures, and extensions or alterations to existing buildings or structures Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted (where applicable, words to the effect...'or controlled, or restricted discretionary') activity ... "
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.048	Natural open space	NOSZ-R1	Support in part	Support the enablement of leisure activities as a permitted activity which would include tracks for cyclists and pedestrians, and as a result permit (subject to bulk and locating controls) associated buildings and structures e.g. bridges, boardwalks and gates. However, such an activity could also fit the definition of recreation activity which is not permitted in this zone. Clarity is needed in terms of the interrelationship between definitions noting that the definition of recreation activity	amend plan to ensure consistency in terms of how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements.

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					includes reference to use of land for the purpose of leisure.	
John Andrew Riddell (S431)	S431.130	Natural open space	NOSZ-R1	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend the rule so that any proposal to set a building or structure less than 20 metres back from the coastal marine area, or from rivers and banks is a non-complying activity
Kapiro Conservation Trust (S446)	S446.028	Natural open space	NOSZ-R1	Support	Support the enablement of leisure activities as a permitted activity which would include tracks for cyclists and pedestrians, and as a result permit (subject to bulk and locating controls) associated buildings and structures e.g. bridges, boardwalks and gates. However, such an activity could also fit the definition of recreation activity which is not permitted in this zone. Clarity is needed in terms of the interrelationship between definitions noting that the definition of recreation activity includes reference to use of land for the purpose of leisure	Amend definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
House Movers Section of New Zealand Heavy Haulage Association Inc (S482)	S482.009	Natural open space	NOSZ-R1	Support in part	The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	amend NOSZ-R1 to: provide for relocated building as a permitted activity whenrelocated buildings meet performance standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report(schedule 2) restricted discretionary activity status for relocated buildings that do not meet the permitted activity status standards
Fire and Emergency New	S512.104	Natural open space	NOSZ-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply	Insertnew standard and/or matter of discretion across zones on infrastructureservicing (including emergency response

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Zealand (S512)					for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	transport/access and adequate watersupply for firefighting)
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.027	Natural open space	NOSZ-R1	Support	Clarity is needed in terms of the interrelationship between definitions noting that the definition of recreation activity includes refence to use of land for the purpose of leisure.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
Carbon Neutral NZ Trust (S529)	S529.092	Natural open space	NOSZ-R1	Support	Clarity is needed in terms of the interrelationship between definitions noting that the definition of recreation activity includes refence to use of land for the purpose of leisure.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
Far North District Council (S368)	S368.106	Natural open space	NOSZ-R2	Support in part	The Far North District Engineering Standards April 2022 apply to all land development, including impermeable surfaces that comply with the permitted standards for impermeable surface coverage. The proposed new standard seeks to ensure that the plan users are aware of, and comply with the Far North District Engineering Standards April 2022. Any non-compliance will enable an assessment of the effectiveness of the proposed method for controlling stormwater on site through the resource consent process. The rule will apply in all instances where there is an impermeable surface coverage rule in the PDP.	Amend NOSZ-R2 to insert PER-2Stormwater must be disposed of in accordance with Far North District Engineering Standards April 2022.
Kapiro Conservation Trust (S442)	S442.142	Natural open space	NOSZ-R2	Oppose	It is difficult to envision how an impermeable surface that covers 10% or 1000 square meter whichever is the lesser of a site in a Natural Open Space Zone does not cause some sort of adverse effect.	Amend to be a controlled activity enabling the Council to at least control where the surface is located in the very least but recommend

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						restricted discretionary.
Puketotara Lodge Ltd (S481)	S481.008	Natural open space	NOSZ-R2	Not Stated	<p>The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites.</p> <p>The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule.</p> <p>There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule relating to impermeable surface coverage. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,</p>	<p>Amend point c of the matters of discretion as follows:</p> <p>c. the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining adjacent waterbodies (including groundwater and aquifers) or on adjoining adjacent sites;</p> <p>Insert the following as additional matters of discretion:</p> <ul style="list-style-type: none"> • Avoiding nuisance or damage to adjacent or downstream properties; • The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes; • The extent to which the diversion and discharge mimics natural run-off patterns.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.123	Natural open space	NOSZ-R2	Oppose	<p>It is difficult to envision how an impermeable surface that covers 10% or 1000 square meter whichever is the lesser of a site in a Natural Open Space Zone does not cause some sort of adverse effect</p>	<p>Amend to be a controlled activity enabling the Council to at least control where the surface is located in the very least but recommend restricted discretionary.</p>

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Trent Simpkin (S283)	S283.018	Natural open space	NOSZ-R3	Oppose	The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds means therefore means many homes will still require a resource consent for Impermeable surfaces. all RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say its acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process, and assist with getting back to realistic processing times). This submission point applies to all zones.	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)
NZ Agricultural Aviation Association (S182)	S182.036	Natural open space	NOSZ-R4	Support in part	support conservation activities as a permitted activity subject to the inclusion of the amendments sought to the definition	Amend the definition of Conservation Activity as sought by this submission
Trent Simpkin (S283)	S283.032	Natural open space	NOSZ-R5	Oppose	This submission applies to all Building Coverage rules within all zones. Amend to be larger, considering the size of allotments allowed for in the zone.	Amend the maximum building or structure coverage to be larger or offer an alternative pathway around this rule, by inserting a PER-2 which says if a building is above the maximum, it is permitted if a visual assessment and landscape plan is provided as part of the building consent.
Our Kerikeri Community Charitable Trust (S271)	S271.028	Natural open space	NOSZ-R6	Support	Clarity is needed in terms of the interrelationship between definitions noting that the definition of recreation activity includes refence to use of land for the purpose of leisure.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
Pou Herenga Tai	S425.049	Natural open space	NOSZ-R6	Support in part	Support the enablement of leisure activities as a permitted activity which would include	amend plan to ensure consistency in terms of how definitions are used

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Twin Coast Cycle Trail Charitable Trust (S425)					tracks for cyclists and pedestrians, and as a result permit (subject to bulk and locating controls) associated buildings and structures e.g. bridges, boardwalks and gates. However, such an activity could also fit the definition of recreation activity which is not permitted in this zone. Clarity is needed in terms of the interrelationship between definitions noting that the definition of recreation activity includes reference to use of land for the purpose of leisure.	within/between chapters to ensure consistencies and avoid unintended consenting requirements
Kapiro Conservation Trust (S442)	S442.143	Natural open space	NOSZ-R6	Oppose	Not clear what a leisure facility is and why it should be permitted. It is not defined in the Plan. If leisure facilities includes the likes of shelters these can be quite large and have effects. If it does these should likely comply with the new building rule and standards.	Amend so to make it clear that leisure facilities such as shelters come under the permitted rule for buildings and structures.
Kapiro Conservation Trust (S446)	S446.029	Natural open space	NOSZ-R6	Support	Support the enablement of leisure activities as a permitted activity which would include tracks for cyclists and pedestrians, and as a result permit (subject to bulk and locating controls) associated buildings and structures e.g. bridges, boardwalks and gates. However, such an activity could also fit the definition of recreation activity which is not permitted in this zone. Clarity is needed in terms of the interrelationship between definitions noting that the definition of recreation activity includes reference to use of land for the purpose of leisure.	Amend definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.124	Natural open space	NOSZ-R6	Oppose	Not clear what a leisure facility is and why it should be permitted. It is not defined in the Plan. If leisure facilities includes the likes of shelters these can be quite large and have effects. If it does these should likely comply with the new building rule and standards	Amend so make is clear that leisure facilities such as shelters come under the permitted rule for buildings and structures
Vision Kerikeri	S524.028	Natural open space	NOSZ-R6	Support	Clarity is needed in terms of the interrelationship between definitions noting	Amend to provide clarify around definitions, specifically in terms of

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
(Vision for Kerikeri and Environs, VKK) (S524)					that the definition of recreation activity includes reference to use of land for the purpose of leisure.	recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
Carbon Neutral NZ Trust (S529)	S529.093	Natural open space	NOSZ-R6	Support	Clarity is needed in terms of the interrelationship between definitions noting that the definition of recreation activity includes reference to use of land for the purpose of leisure.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.034	Natural open space	NOSZ-R7	Oppose	The rule on vegetation planting (rule NOSZ-R7, permitted activity) states that 'planting of indigenous species is preferred'. When planting takes place in reserves and the Natural Open Space zone, indigenous species should be required, in order to conserve and enhance indigenous biodiversity. Planting exotic vegetation in this zone should be a non-complying activity. Conservation land, in particular, should be planted only with indigenous species, and even for parks there is a range of suitable indigenous plant species	Amend to make planting exotic vegetation a non-complying activity (inferred)
Carbon Neutral NZ Trust (S529)	S529.172	Natural open space	NOSZ-R7	Support in part	the rule on vegetation planting (rule NOSZ-R7, permitted activity) states that 'planting of indigenous species is preferred'. When planting takes place in reserves and the Natural Open Space zone, indigenous species should be required, in order to conserve and enhance indigenous biodiversity.	Amend NOSZ-R7 to ensure indigenous species are planted
Airbnb (S214)	S214.009	Natural open space	NOSZ-R10	Support in part	The proposed district plan allows for visitor accommodation as a permitted activity for less than or equal to 6-10 guests on site. If these conditions are not met, the activity is discretionary except in the settlement zone where it is restricted discretionary. Airbnb supports the overall approach to allow visitor	Amend rules to standardise the guest limit cap for permitted visitor accommodation to 10 across all zones and make the default non-permitted status restricted discretionary (as opposed to

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					<p>accommodation to occur in all zones and commends the Council's leadership in this space. We would, however, recommend that restrictions around the number of guests be standardised to 10 across the district to account for the range of families that tend to stay in this type of accommodation and would also recommend that properties that do not meet permitted status default to restricted discretionary as opposed to discretionary. This would increase certainty for our Hosts and unlock the full potential of residential visitor accommodation in the district. Airbnb strongly believes that consistency for guests and hosts is important and that a national approach is the most effective way to address these concerns. Kiwis agree with 64% expressing support for national regulation. One example of this type of standardised approach across councils is the Code of Conduct approach as piloted in New South Wales (NSW), Australia (with a robust compliance and enforcement mechanism, perating on a 'two strike' basis whereby bad actors are excluded from participating in the industry for a period of 5 years after repeated breaches of the Code).</p>	Discretionary) across all zones.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.092	Natural open space	NOSZ-R11	Support	The submitter supports rule NOSZ-R11 Educational facility, and the discretionary activity status of educational facilities to enable land use, such as educational facilities for outdoor education activities, of a scale that complements and is consistent with the conservation values of the Natural Open Space Zone.	Retain rule NOSZ-R11 Educational facility, as proposed.
New Zealand Motor Caravan Association (S438)	S438.022	Natural open space	NOSZ-R12	Oppose	The NZMCA operates a number of campgrounds and park over properties that are present in a variety of zones. Allowing for more permissive rules around the establishment of campgrounds will make it easier to establish sites for self-contained vehicle-based camping in the Far North	Amend NOSZ-R12 to provide for camping grounds as permitted activities with conditions or restricted discretionary activities.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					District. This will also create positive social and economic benefits for the community. There may however be possible effects on ecological values which need closer assessment, hence permitted with conditions.	
Northland Fish and Game Council (S436)	S436.016	Natural open space	NOSZ-R16	Not Stated	<p>Existing game bird hunting activities are often constrained by surrounding land use, and generally becomes untenable when this land use changes; for example, when urban and lifestyle encroachment occurs near traditionally hunted sites.</p> <p>Recreational game bird hunting is a very popular activity in the rural environment. The game bird season involves the discharge of shotgun noise. This is not like other constant noises rather it is very brief in duration. Game bird hunting begins at 6:30am in the morning and concludes at 6:30pm at night for the length of the season.</p> <p>Introducing new dwelling areas near areas of recreational significance to hunters can have implications on the future of hunting in these areas. For example, complaints can be made under the Arms Act 1983 which makes clear that anyone discharging a firearm in a public place so as to deliberately endanger, frighten or annoy any other person is guilty of an offence. Shotgun noise may also be a particular issue for public places such as any equestrian arena in the vicinity of maimai used during the game bird hunting season.</p>	Insert provisions that constrain housing and industrial developments near areas with recreational hunting values.
John Andrew Riddell (S431)	S431.189	Natural open space	NOSZ-S2	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.
KiwiRail Holdings Limited (S416)	S416.065	Natural open space	NOSZ-S3	Support in part	For health and safety reasons, KiwiRail seek a setback for structures from the rail corridor boundary. While KiwiRail do not oppose development on adjacent sites, ensuring the ability to access and maintain structures without requiring access to rail land is	<p>Insert a railway setback (refer to submission for examples)</p> <p>Insert the following matters of discretion into the standard:</p>

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					<p>important.</p> <p>Parts of the KiwiRail network adjoin commercial, mixed use, industrial and open space zones. These zone chapters do not currently include provision for boundary setbacks for buildings and structures. KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures.</p> <p>KiwiRail considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in all zones adjacent to the railway corridor.</p> <p>Building setbacks are essential to address significant safety hazards associated with the operational rail corridor. The Proposed Plan enables a 1m setback from side and rear boundaries shared with the rail corridor, increasing the risk that poles, ladders, or even ropes for abseiling equipment, could protrude into the rail corridor and increasing the risk of collision with a train or electrified overhead lines. Further, there is a 600mm eave allowance within side and rear yards which restricts potential access to roofs from of buildings even further and results in an effective yard setback of 400mm.</p> <p>KiwiRail consider that a 5m setback is appropriate in providing for vehicular access to the rear of buildings (e.g. a cherry picker) and allowing for scaffolding to be erected safely. This setback provides for the unhindered operation of buildings, including higher rise structures and for the safer use of outdoor deck areas at height. This in turn fosters visual amenity, as lineside properties can be regularly maintained.</p> <p>One option is a cross-reference between the standards of each zone to avoid repetition, or to create a standard rail corridor setback rule</p>	<ul style="list-style-type: none"> • the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor • the safe and efficient operation of the rail network

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					<p>and replicate it in each zone.</p> <p>The provision of a setback can ensure that all buildings on a site can be accessed and maintained for the life of that structure, without the requirement to gain access to rail land, including by aspects such as ladders, poles or abseil ropes. This ensures that a safe amenity is provided on the adjacent sites for the occupants, in line with delivery policy direction such as GRZ-O2, clause 4 whereby safety is a specific objective for achieving zone appropriate character and amenity values.</p> <p>It is noted that some zones (Heavy Industrial, Rural production)) have wider yards than sought by KiwiRail. This is supported, but the yard purpose is not linked to safety matters relating to a site's proximity to the railway and therefore any applications for reductions may not consider this requirement.</p>	
Far North District Council (S368)	S368.055	Natural open space	NOSZ-S4	Support in part	<p>Typo: There is a typo within the Standard for 'Setback from MHWS' across all zones within the PDP, in matter of discretion d. should be 'constraints' nor 'constricts'</p>	<p>Amend NOSZ-S4 Replace the word 'constricts' with 'constraints' in the standard for 'Setback from MHWS in all zones in the PDP. d. Natural hazard mitigation and site constricts constraints;</p>
Northland Planning and Development 2020 Limited (S502)	S502.065	Natural open space	NOSZ-S4	Support in part	<p>Some consistency is sought with NATC-R1 which covers activities within proximity to a wetland, lake or a river margin. As such the layout of the rule has been changed to reflect this, while at the same time allowing for certain structures to be exempt.</p>	<p>Amend NOSZ-S4Where:PER-1 The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWPER-2The building or structure, or extension or alteration to an existing building or structure within the 26m setback from MHWS is required for:1. restoration</p>

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						<p>and enhancement purposes; or 2. natural hazard mitigation undertaken by, or on behalf of, the local authority; or 3. a post and wire fence for the purpose of protection from farm stock; or 4. Lighting poles by, or on behalf of, the local authority; or 5. Footpaths and or paving no greater than 2m in width; or 6. Boundary fences or walls no more than 2m in height above ground level;</p>
Russell Protection Society (INC) (S179)	S179.086	Open space	Objectives	Support in part	in some instances open space also serves the important function of preserving sight line corridors that strategically link public places with views of the sea, prominent geologic features, significant trees or historic sites	Insert a requirement in the objectives around the importance of sight lines a
Transpower New Zealand Ltd (S454)	S454.124	Open space	Objectives	Not Stated	Critical infrastructure such as the National Grid sometimes has a functional or operational need to locate in the Open Space Zone and needs to be provided for. Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. A new objective is required to address this.	Insert new objective OSZ-O3 as follows: The Open Space zone is used by compatible activities and infrastructure, that enhance community well-being and have a functional or operational need to locate in the zone.
Aksel Danger Bech (S186)	S186.001	Open space	OSZ-O1	Support in part	The FNDC operates many open spaces and reserves around the district, however the recreational reserve located at 455 Opito Bay Road and the parking in Road Reserve/Coastal set-back area opposite (along the beach) is one of the more important, loved and highly utilised community assets that give access to what is	Amend the PDP to identify the open space and recreational areas that must have an area specific Reserve Management Plan. Secondly allocate appropriate resources and funding in the next LTP to complete such a Reserve Management Plan, including this as a priority for Years 1- 3 of that

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					effectively the "town beach" for Kerikeri as well as a public boat ramp at the mouth of the inlet for convenient access to the bay for recreational boating for both visitors and residents alike. I support Objective OSZ-01 that is consistent with these purposes. Further Policies OSZ-PI, OSZ-P2 and OSZ-P3 seek to give effect to the above Objective and support their intent. My submission is to give better effect to these by prioritising developing an area specific Reserve Management Plan for this specific area, given its importance and high usage. Specific consideration of vehicle parking (incl. cars, cars with boat trailers, campers whether self-contained or not, and any commercial vehicles) must be included including restrictions on duration of permitted parking, overnighing etc	LTP
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.093	Open space	OSZ-O2	Support	The submitter supports objective OSZ-O2, as it provides for land use that is consistent with the natural, ecological, historic heritage and cultural values of the zone and provides for social and cultural wellbeing, such as educational facilities for outdoor education activities.	Retain objective OSZ-O2, as proposed.
Russell Protection Society (INC) (S179)	S179.087	Open space	Policies	Support in part	in some instances open space also serves the important function of preserving sight line corridors that strategically link public places with views of the sea, prominent geologic features, significant trees or historic sites	Insert a policy around the important function of preserving sightline corridors
Transpower New Zealand Ltd (S454)	S454.125	Open space	Policies	Not Stated	OSZ-P3 sets out the activities that are to be enabled in the Open Space zone. Transpower supports the intent of this policy, however critical infrastructure, such as the National Grid, is not clearly provided for. Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. A new policy is	Insert new policy OSZ-Px as follows: Enable compatible activities and infrastructure, that have a functional or operational need to locate in the Open Space zone.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					required to make it explicit that infrastructure such as the National Grid is enabled in the Open Space zone.	
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.094	Open space	OSZ-P3	Support	The submitter supports policy OSZ-P3, as it provides for activities and their associated buildings or structures where they provide for the social well-being and benefit of the community, such as educational facilities for outdoor education activities.	Retain policy OSZ-P3, as proposed.
KiwiRail Holdings Limited (S416)	S416.054	Open space	OSZ-P4	Support in part	Policies in each zone provide for managing land use and subdivision to address the effects of the activity at zone interfaces by requiring the provision of 'setbacks, fencing, screening or landscaping required to address potential conflicts'. KiwiRail seeks an amendment to provide for the consideration of setbacks to the railway corridor or transport network, thus supporting safety and the railway setback rule sought	Insert additional matter as follows: the location and design of buildings adjacent to the railway corridor
Russell Protection Society (INC) (S179)	S179.088	Open space	Rules	Not Stated	in some instances open space also serves the important function of preserving sight line corridors that strategically link public places with views of the sea, prominent geologic features, significant trees or historic sites	Insert a rule to preservve important sight lines.
Our Kerikeri Community Charitable Trust (S271)	S271.025	Open space	Rules	Not Stated	Seek to ensure that tracks for cyclists and pedestrians are enabled within this zone.	Amend rules to enable tracks for cycling and walking
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.046	Open space	Rules	Not Stated	The purpose of these zones is to enable and provide for recreation, PHTTCCT consider that cycling and walking is an important form of recreation, therefore, tracks for cyclists and pedestrians should be enabled.	amend to enable cycling trails
New Zealand Motor Caravan Association (S438)	S438.025	Open space	Rules	Support in part	The proposed amendments would see compatible treatment of camping sites to camping grounds as amended in the submission. Camping sites are also unlikely to take place in the Open Space Zone.	Amend Open Space Zone rules to provide for camping sites as restricted discretionary activities.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Kapiro Conservation Trust (S446)	S446.026	Open space	Rules	Not Stated	Seek to ensure that tracks for cyclists and pedestrians are enabled within this zone.	Amend rules to enable tracks for cycling and walking
Fire and Emergency New Zealand (S512)	S512.058	Open space	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards	Insert new rule for Emergency service facilities included as a permitted activity. Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.025	Open space	Rules	Not Stated	Seek to ensure that tracks for cyclists and pedestrians are enabled within this zone.	Amend rules to enable tracks for cycling and walking
Carbon Neutral NZ	S529.090	Open space	Rules	Not Stated	Seek to ensure that tracks for cyclists and pedestrians are enabled within this zone.	Amend rules to provide for enablement of tracks for cycling and

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Trust (S529)						walking
Te Hiku Community Board (S257)	S257.028	Open space	OSZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. Rules should be limited to activities that are not for public facilities or playgrounds or open space areas. We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. Rules should be limited to activities that are not for public facilities or playgrounds or open space areas.	Amend rule OSZ-R1 by deleting the reference to OSZ-S1 (maximum height) and OSZ-S5 (building coverage), OR at least amend the rule so that those standards do not apply to public facilities or playgrounds.
Our Kerikeri Community Charitable Trust (S271)	S271.029	Open space	OSZ-R1	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements.
Sean Frieling (S357)	S357.027	Open space	OSZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Amend rule OSZ-R1 by deleting the reference to OSZ-S1 (maximum height) and OSZ-S5 (building coverage), OR at least amend the rule so that those standards do not apply to public facilities or playgrounds.
Leah Frieling (S358)	S358.034	Open space	OSZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Amend rule OSZ-R1 by deleting the reference to OSZ-S1 (maximum height) and OSZ-S5 (building coverage), OR at least amend the rule so that those standards do not apply to public facilities or playgrounds
Far North District	S368.074	Open space	OSZ-R1	Support in part	The 'New buildings or structures, and extensions or alterations to existing buildings or structures' rule in each zone needs to be	Amend OSZ-R1 " ... New buildings or structures, and extensions or alterations to existing buildings or

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Council (S368)					amended to include activities that are permitted, controlled and restricted discretionary, where applicable within the zone. As currently drafted a breach of this rule makes the activity 'discretionary', which was not the intent if the activity itself is permitted, controlled or restricted discretionary ... the standards in PER-2 should apply.	structures Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted (where applicable, words to the effect...'or controlled, or restricted discretionary') activity ... "
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.050	Open space	OSZ-R1	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	amend plan to ensure consistency in terms of how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
John Andrew Riddell (S431)	S431.131	Open space	OSZ-R1	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend the rule so that any proposal to set a building or structure less than 20 metres back from the coastal marine area, or from rivers and banks is a non-complying activity
Kapiro Conservation Trust (S446)	S446.030	Open space	OSZ-R1	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	Amend definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
LJ King Ltd (S464)	S464.035	Open space	OSZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Amend OSZ-R1 to delete reference to OSZ-S1 (maximum height) and OSZ-S5 (building coverage), or amend OSZ-R1 so OSZ-S1 and OSZ-S5 do not apply to public facilities or playgrounds.
Michael Foy (S472)	S472.035	Open space	OSZ-R1	Support in part	We would like the parks and reserves in our district with new zoning rules that don't	Amend rule OSZ-R1 by deleting the reference to OSZ-S1 (maximum

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	height) and OSZ-S5 (building coverage), OR at least amend the rule so that those standards do not apply to public facilities or playgrounds
House Movers Section of New Zealand Heavy Haulage Association Inc (S482)	S482.010	Open space	OSZ-R1	Support in part	The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	amend OSZ-R1 to: provide for relocated building as a permitted activity whenrelocated buildings meet performance standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report(schedule 2) restricted discretionary activity status for relocated buildingsthat do not meet the permitted activity status standards
Elbury Holdings (S485)	S485.036	Open space	OSZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Amend OSZ-R1 to delete reference to OSZ-S1 (maximum height) and OSZ-S5 (building coverage), or amend OSZ-R1 so OSZ-S1 and OSZ-S5 do not apply to public facilities or playgrounds.
Fire and Emergency New Zealand (S512)	S512.105	Open space	OSZ-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	Insertnew standard and/or matter of discretion across zones on infrastructureservicing (including emergency response transport/access and adequate watersupply for firefighting)
Elbury Holdings (S519)	S519.036	Open space	OSZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for	Amend rule OSZ-R1 by deleting the reference to OSZ-S1 (maximum height) and OSZ-S5 (building coverage), OR at least amend the rule so that those standards do not

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					public facilities or playgrounds or open space areas.	apply to public facilities or playgrounds.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.029	Open space	OSZ-R1	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements.
Carbon Neutral NZ Trust (S529)	S529.094	Open space	OSZ-R1	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements.
Elbury Holdings (S541)	S541.032	Open space	OSZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Amend rule OSZ-R1 by deleting the reference to OSZ-S1 (maximum height) and OSZ-S5 (building coverage), OR at least amend the rule so that those standards do not apply to public facilities or playgrounds.
LJ King Limited (S543)	S543.033	Open space	OSZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas	Amend OSZ-R1 to delete reference to OSZ-S1 (maximum height) and OSZ-S5 (building coverage), or amend OSZ-R1 so OSZ-S1 and OSZ-S5 do not apply to public facilities or playgrounds
LJ King Limited (S547)	S547.033	Open space	OSZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas	Amend OSZ-R1 to delete reference to OSZ-S1 (maximum height) and OSZ-S5 (building coverage), or amend OSZ-R1 so OSZ-S1 and OSZ-S5 do not apply to public facilities or playgrounds
Te Hiku Community	S257.029	Open space	OSZ-R2	Oppose	We would like the parks and reserves in our district with new zoning rules that don't	Delete rule OSZ-R2 (impermeable surface)

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Board (S257)					require minimum bulk/height and location rules. Rules should be limited to activities that are not for public facilities or playgrounds or open space areas. We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. Rules should be limited to activities that are not for public facilities or playgrounds or open space areas.	OR at least amend the rule so that impermeable surface restrictions do not apply to public facilities or playgrounds.
Trent Simpkin (S283)	S283.019	Open space	OSZ-R2	Oppose	The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds means therefore means many homes will still require a resource consent for Impermeable surfaces. all RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say its acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process, and assist with getting back to realistic processing times). This submission point applies to all zones.	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)
Sean Frieling (S357)	S357.028	Open space	OSZ-R2	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Delete rule OSZ-R2 (impermeable surface) OR at least amend the rule so that impermeable surface restrictions do not apply to public facilities or playgrounds.
Leah Frieling (S358)	S358.035	Open space	OSZ-R2	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to	Delete rule OSZ-R2 (impermeable surface) OR at least amend the rule so that impermeable surface restrictions do not apply to public facilities or

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					activities that are not for public facilities or playgrounds or open space areas	playgrounds
Far North District Council (S368)	S368.107	Open space	OSZ-R2	Support in part	The Far North District Engineering Standards April 2022 apply to all land development, including impermeable surfaces that comply with the permitted standards for impermeable surface coverage. The proposed new standard seeks to ensure that the plan users are aware of, and comply with the Far North District Engineering Standards April 2022. Any non-compliance will enable an assessment of the effectiveness of the proposed method for controlling stormwater on site through the resource consent process. The rule will apply in all instances where there is an impermeable surface coverage rule in the PDP.	Amend OSZ -R2 to insert PER-2 Stormwater must be disposed of in accordance with Far North District Engineering Standards April 2022.
LJ King Ltd (S464)	S464.036	Open space	OSZ-R2	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Delete OSZ-R2 or amend OSZ-R2 so that impermeable surface restrictions do not apply to public facilities or playgrounds.
Michael Foy (S472)	S472.036	Open space	OSZ-R2	Support in part	We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas	Delete rule OSZ-R2 (impermeable surface) OR at least amend the rule so that impermeable surface restrictions do not apply to public facilities or playgrounds
Puketotara Lodge Ltd (S481)	S481.009	Open space	OSZ-R2	Not Stated	The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites. The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule.	Amend point c of the matters of discretion as follows: c. the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining adjacent waterbodies (including groundwater and aquifers) or on adjoining adjacent sites;

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					<p>There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule relating to impermeable surface coverage. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,</p>	<p>Insert the following as additional matters of discretion:</p> <ul style="list-style-type: none"> • Avoiding nuisance or damage to adjacent or downstream properties; • The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes; • The extent to which the diversion and discharge mimics natural run-off patterns.
Elbury Holdings (S485)	S485.037	Open space	OSZ-R2	Oppose	<p>We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.</p>	<p>Delete OSZ-R2 or amend OSZ-R2 so that impermeable surface restrictions do not apply to public facilities or playgrounds.</p>
Elbury Holdings (S519)	S519.037	Open space	OSZ-R2	Oppose	<p>We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.</p>	<p>Delete rule OSZ-R2 (impermeable surface) OR at least amend the rule so that impermeable surface restrictions do not apply to public facilities or playgrounds.</p>
Elbury Holdings (S541)	S541.033	Open space	OSZ-R2	Oppose	<p>We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to</p>	<p>Delete rule OSZ-R2 (impermeable surface) OR at least amend the rule so that impermeable surface restrictions do not apply to public facilities or playgrounds.</p>

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					activities that are not for public facilities or playgrounds or open space areas.	
LJ King Limited (S543)	S543.034	Open space	OSZ-R2	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas	Delete OSZ-R2 or amend OSZ-R2 so that impermeable surface restrictions do not apply to public facilities or playgrounds.
LJ King Limited (S547)	S547.034	Open space	OSZ-R2	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas	Delete OSZ-R2 or amend OSZ-R2 so that impermeable surface restrictions do not apply to public facilities or playgrounds
Trent Simpkin (S283)	S283.033	Open space	OSZ-R5	Oppose	This submission applies to all Building Coverage rules within all zones. Amend to be larger, considering the size of allotments allowed for in the zone.	Amend the maximum building or structure coverage to be larger or offer an alternative pathway around this rule, by inserting a PER-2 which says if a building is above the maximum, it is permitted if a visual assessment and landscape plan is provided as part of the building consent.
Our Kerikeri Community Charitable Trust (S271)	S271.030	Open space	OSZ-R6	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements.
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.051	Open space	OSZ-R6	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	amend plan to ensure consistency in terms of how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
Kapiro Conservatio	S446.031	Open space	OSZ-R6	Support in part	This rule permits buildings (subject to bulk and location controls) where they are	Amend definitions, specifically in terms of recreation activity and leisure

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n Trust (S446)					associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.030	Open space	OSZ-R6	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements.
Carbon Neutral NZ Trust (S529)	S529.095	Open space	OSZ-R6	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements.
Aksel Danger Bech (S186)	S186.002	Open space	OSZ-R11	Support in part	Significant tensions and frustrations have arisen in recent years over the operation of commercial oyster barge/forklift/truck activities at Opito Bay where residents have provided multiple examples and evidence (photos, videos and witness statements) of non-compliances with the operator's resource consents. This activity appears inconsistent with Further, significant tensions and frustrations have arisen in recent years over the operation of commercial oyster barge/forklift/truck activities where residents have provided multiple examples and evidence (photos, videos and witness statements) of non-compliances with the operator's resource consents. This activity appears inconsistent with Objective OSZ-01 and Policies OSZ-PI, OSZ-P2 and OSZ-P3. My submission is to change OPZ-R11 from the proposed Activity status: Discretionary to	Amend the activity status for Rule OSZ-R11 from discretionary to non-complying. Further to this FNDC should submit against any resource consents sought by commercial operators from Regional Council as such activities are inconsistent with the zone's objectives and purposes.

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					Activity status: Noncomplying to give better effect to the Objective OSZ-01 for this section as well as consistency with Policies OSZ-PI, OSZ-P2 and OSZ-P3.	
Airbnb (S214)	S214.010	Open space	OSZ-R12	Support in part	The proposed district plan allows for visitor accommodation as a permitted activity for less than or equal to 6-10 guests on site. If these conditions are not met, the activity is discretionary except in the settlement zone where it is restricted discretionary. Airbnb supports the overall approach to allow visitor accommodation to occur in all zones and commends the Council's leadership in this space. We would, however, recommend that restrictions around the number of guests be standardised to 10 across the district to account for the range of families that tend to stay in this type of accommodation and would also recommend that properties that do not meet permitted status default to restricted discretionary as opposed to discretionary. This would increase certainty for our Hosts and unlock the full potential of residential visitor accommodation in the district. Airbnb strongly believes that consistency for guests and hosts is important and that a national approach is the most effective way to address these concerns. Kiwis agree with 64% expressing support for national regulation. One example of this type of standardised approach across councils is the Code of Conduct approach as piloted in New South Wales (NSW), Australia (with a robust compliance and enforcement mechanism, perating on a 'two strike' basis whereby bad actors are excluded from participating in the industry for a period of 5 years after repeated breaches of the Code).	Amend rules to standardisethe guest limit cap for permitted visitor accommodation to 10 across all zonesand make the default non-permitted status restricted discretionary (as opposedto Discretionary) across all zones.
New Zealand Motor Caravan	S438.024	Open space	OSZ-R13	Oppose	The NZMCA operates a number of campgrounds and park over properties that are present in a variety of zones. Allowing for more permissive rules around the	Amend OSZ-R13 to provide for camping grounds as permitted activities with conditions or restricted

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Association (S438)					establishment of campgrounds will make it easier to establish sites for self-contained vehicle-based camping in the Far North District. This will also create positive social and economic benefits for the community. Camping is also compatible with expected activities in the Open Space Zone.	discretionary activities.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.095	Open space	OSZ-R14	Support	The submitter supports rule OSZ-R14 Educational facility, as it provides for activities and their associated buildings or structures where they provide for the social well-being and benefit of the community, such as educational facilities for outdoor education activities.	Retain rule OSZ-R14 Educational facility, as proposed.
Northland Fish and Game Council (S436)	S436.017	Open space	OSZ-R15	Not Stated	Existing game bird hunting activities are often constrained by surrounding land use, and generally becomes untenable when this land use changes; for example, when urban and lifestyle encroachment occurs near traditionally hunted sites. Recreational game bird hunting is a very popular activity in the rural environment. The game bird season involves the discharge of shotgun noise. This is not like other constant noises rather it is very brief in duration. Game bird hunting begins at 6:30am in the morning and concludes at 6:30pm at night for the length of the season. Introducing new dwelling areas near areas of recreational significance to hunters can have implications on the future of hunting in these areas. For example, complaints can be made under the Arms Act 1983 which makes clear that anyone discharging a firearm in a public place so as to deliberately endanger, frighten or annoy any other person is guilty of an offence. Shotgun noise may also be a particular issue for public places such as any equestrian arena in the vicinity of maimai used during the game bird hunting season.	Insert provisions that constrain housing and industrial developments near areas with recreational hunting values.
Russell Protection	S179.089	Open space	Standards	Not Stated	in some instances open space also serves the important function of preserving sight line	Insert a standard to address a requirement to preserve important

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Society (INC) (S179)					corridors that strategically link public places with views of the sea, prominent geologic features, significant trees or historic sites	sight lines
John Andrew Riddell (S431)	S431.190	Open space	OSZ-S2	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.
KiwiRail Holdings Limited (S416)	S416.066	Open space	OSZ-S3	Support in part	<p>For health and safety reasons, KiwiRail seek a setback for structures from the rail corridor boundary. While KiwiRail do not oppose development on adjacent sites, ensuring the ability to access and maintain structures without requiring access to rail land is important.</p> <p>Parts of the KiwiRail network adjoin commercial, mixed use, industrial and open space zones. These zone chapters do not currently include provision for boundary setbacks for buildings and structures. KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures.</p> <p>KiwiRail considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in all zones adjacent to the railway corridor. Building setbacks are essential to address significant safety hazards associated with the operational rail corridor. The Proposed Plan enables a 1m setback from side and rear boundaries shared with the rail corridor, increasing the risk that poles, ladders, or even ropes for abseiling equipment, could protrude into the rail corridor and increasing the risk of collision with a train or electrified overhead lines. Further, there is a 600mm eave allowance within side and rear yards which restricts potential access to roofs from of buildings even further and results in an effective yard setback of 400mm.</p>	<p>Insert a railway setback (refer to submission for examples) Insert the following matters of discretion into the standard:</p> <ul style="list-style-type: none"> • the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor • the safe and efficient operation of the rail network

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					<p>KiwiRail consider that a 5m setback is appropriate in providing for vehicular access to the rear of buildings (e.g. a cherry picker) and allowing for scaffolding to be erected safely. This setback provides for the unhindered operation of buildings, including higher rise structures and for the safer use of outdoor deck areas at height. This in turn fosters visual amenity, as lineside properties can be regularly maintained.</p> <p>One option is a cross-reference between the standards of each zone to avoid repetition, or to create a standard rail corridor setback rule and replicate it in each zone.</p> <p>The provision of a setback can ensure that all buildings on a site can be accessed and maintained for the life of that structure, without the requirement to gain access to rail land, including by aspects such as ladders, poles or abseil ropes. This ensures that a safe amenity is provided on the adjacent sites for the occupants, in line with delivery policy direction such as GRZ-O2, clause 4 whereby safety is a specific objective for achieving zone appropriate character and amenity values.</p> <p>It is noted that some zones (Heavy Industrial, Rural production)) have wider yards than sought by KiwiRail. This is supported, but the yard purpose is not linked to safety matters relating to a site's proximity to the railway and therefore any applications for reductions may not consider this requirement.</p>	
<p>Fire and Emergency New Zealand (S512)</p>	<p>S512.081</p>	<p>Open space</p>	<p>OSZ-S3</p>	<p>Not Stated</p>	<p>Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency.</p> <p>An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and</p>	<p>Insert advice noteto setback standard Building setbackrequirements are further controlled by the Building Code. This includes theprovision for firefighter access to buildings and egress from buildings.</p>

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					firefighting access through the New Zealand Building Code (NZBC).	Planusers should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted
Far North District Council (S368)	S368.056	Open space	OSZ-S4	Support in part	Typo: There is a typo within the Standard for 'Setback from MHWS' across all zones within the PDP, in matter of discretion d. should be 'constraints' nor 'constricts'	Amend OSZ-S4 Replace the word 'constricts' with 'constraints' in the standard for 'Setback from MHWS in all zones in the PDP. d. Natural hazard mitigation and site constricts constraints;
Northland Planning and Development 2020 Limited (S502)	S502.066	Open space	OSZ-S4	Support in part	Some consistency is sought with NATC-R1 which covers activities within proximity to a wetland, lake or a river margin. As such the layout of the rule has been changed to reflect this, while at the same time allowing for certain structures to be exempt.	Amend OSZ-S4 Where:PER-1 The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHW PER-2The building or structure, or extension or alteration to an existing building or structure within the 26m setback from MHWS is required for:1. restoration and enhancement purposes; or2. natural hazard mitigation undertaken by, or on behalf of, the local authority; or3. a post and wire fence for the purpose of protection from farm stock; or4.

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						Lighting poles by, or on behalf of, the local authority; or 5. Footpaths and or paving no greater than 2m in width; or 6. Boundary fences or walls no more than 2m in height above ground level;
Transpower New Zealand Ltd (S454)	S454.126	Sport and active recreation	Objectives	Not Stated	Critical infrastructure such as the National Grid sometimes has a functional or operational need to locate in the Sport and Active Recreation Zone and needs to be provided for. Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. A new objective is required to address this.	Insert new objective SARZ-Ox as follows: The Sport and Active Recreation zone is used by compatible activities and infrastructure, that enhance community wellbeing and have a functional or operational need to locate in the zone.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.096	Sport and active recreation	SARZ-O2	Support	The submitter supports objective SARZ-O2 to provide for buildings and structures in the Sport and Active Recreation zone complement and are consistent with the purpose of the zone and provide for social and cultural wellbeing, such as educational facilities for outdoor education activities.	Retain objective SARZ-O2, as proposed.
Transpower New Zealand Ltd (S454)	S454.127	Sport and active recreation	Policies	Not Stated	The policies for this zone set out the activities that are to be enabled in the Sport and Active Recreation zone. Transpower supports the intent of this policy, however critical infrastructure, such as the National Grid, is not clearly provided for. Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. A new policy is required to make it explicit that infrastructure such as the	Insert new policy SARZ-Px as follows: Enable compatible activities and infrastructure, that have a functional or operational need to locate in the Sport and Active Recreation zone.

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					National Grid is enabled in the Sport and Active Recreation zone.	
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.097	Sport and active recreation	SARZ-P1	Support	The submitter supports policy SARZ-P1 to enable indoor and outdoor activities that are compatible with the purpose and predominant character of the Sport and Active Recreation zone, such as educational facilities for outdoor education activities.	Retain policy SARZ-P1, as proposed.
Bay of Islands Kerikeri Golf Club (S297)	S297.001	Sport and active recreation	SARZ-P3	Support	The Bay of Islands Kerikeri Golf Club is adjacent to land at 1828 and 1878 State Highway 10, Waipapa. The submitter understands that the owners of that land have made a submission to rezone the land and submitted material showing transport network options through land owned by the Bay of Islands Kerikeri Golf Club which contain aspects which would significantly affect the golf activities on site. The Bay of Islands Kerikeri Golf Club have no opinion on the rezoning but strongly object to the proposed transport network provisions through the Club's land.	Retain SARZ-P3 and enforce this when considering re-zoning submission for land at 1828 and 1878 State Highway 10, Waipapa by refusing to consider material that compromises the establishment and continuing use of the land for sport and recreation purposes.
Our Kerikeri Community Charitable Trust (S274)	S274.004	Sport and active recreation	SARZ-P4	Support in part	This requires rules to bolster points c and f regarding urban design protocols. Urban Design protocols can influence factors that either motivate or provide barriers to participation and ALL members of the community accessing sports and recreational facilities	Amend SARZ-P4 to explicitly include inclusion principles for all members of the public and CPTED principles to encourage social protection measures and safety for all.
KiwiRail Holdings Limited (S416)	S416.055	Sport and active recreation	SARZ-P4	Support in part	Policies in each zone provide for managing land use and subdivision to address the effects of the activity at zone interfaces by requiring the provision of 'setbacks, fencing, screening or landscaping required to address potential conflicts'. KiwiRail seeks an amendment to provide for the consideration of setbacks to the railway corridor or transport network, thus supporting safety and the railway setback rule sought	Insert additional matter as follows: the location and design of buildings adjacent to the railway corridor
Vision Kerikeri (Vision for	S528.004	Sport and active recreation	SARZ-P4	Support in part	The SARZ-P4 policy specifies key matters when assessing proposals, SUPPORT In-part, but this requires rules to bolster points c	amend SARZ-P4 policy should explicitly include inclusion principles for all members of the public and

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Kerikeri and Environs, VKK (S528)					and f regarding urban design protocols. Urban Design protocols can influence factors that either motivate or provide barriers to participation and ALL members of the community accessing sports and recreational facilities.	CPTED principles to encourage social protection measures and safety for all.
Jeff and Robby Kemp (S51)	S51.004	Sport and active recreation	Rules	Oppose	SARZ-R12 Visitor accommodation, SARZ-R13 Camping Ground and SARZ-R14 Educational facility fall within the same regime as that applying to Community Facility. These should only be assessed as a Discretionary Activity when they have a direct correlation to sport and active recreation activities.	Amend Rules SARZ-R12, SARZ-R13 and SARZ-R14 so they can only be assessed as a Discretionary Activity when they have a direct correlation to sport and active recreation activities (inferred)
Our Kerikeri Community Charitable Trust (S271)	S271.026	Sport and active recreation	Rules	Not Stated	Seek to ensure that tracks for cyclists and pedestrians are enabled within this zone.	Amend rules to enable tracks for cycling and walking
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.047	Sport and active recreation	Rules	Not Stated	The purpose of these zones is to enable and provide for recreation, PHTTCCT consider that cycling and walking is an important form of recreation, therefore, tracks for cyclists and pedestrians should be enabled.	amend to enable cycle trails
New Zealand Motor Caravan Association (S438)	S438.021	Sport and active recreation	Rules	Support in part	The proposed amendments would see compatible treatment of camping sites to camping grounds as amended in the submission.	Amend the Open Space Zone rules to provide for camping sites as a restricted discretionary activity.
Kapiro Conservation Trust (S446)	S446.027	Sport and active recreation	Rules	Not Stated	Seek to ensure that tracks for cyclists and pedestrians are enabled within this zone.	Amend rules to enable tracks for cycling and walking
Fire and Emergency New Zealand (S512)	S512.059	Sport and active recreation	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be	Insert new rule for Emergency service facilities included as a permitted activity Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings

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					necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards	
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.026	Sport and active recreation	Rules	Not Stated	Seek to ensure that tracks for cyclists and pedestrians are enabled within this zone.	Amend rules to enable tracks for cycling and walking
Carbon Neutral NZ Trust (S529)	S529.091	Sport and active recreation	Rules	Not Stated	Seek to ensure that tracks for cyclists and pedestrians are enabled within this zone	Amend rules to ensure that tracks for cyclists and pedestrians are enabled within this zone
Radio New Zealand (S489)	S489.040	Sport and active recreation	Notes	Support in part	Part of the zone is within 1,000m of RNZ's facilities and RNZ seeks the addition of a note	Insert a note as follows: There is a risk that significant tall structures (ie. higher than 40m) within 1,000m of Radio New Zealand's Facilities at Waipapakauri or Ōhaeawai,

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						could present a safety risk from electro magnetic coupling. Developers of such structures should consult with Radio New Zealand at the planning stage to ensure such risks are avoided
Te Hiku Community Board (S257)	S257.030	Sport and active recreation	SARZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. Rules should be limited to activities that are not for public facilities or playgrounds or open space areas. We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. Rules should be limited to activities that are not for public facilities or playgrounds or open space areas.	Amend rule SARZ-R1 by deleting the reference to SARZ-S1 (maximum height) and SARZ-S5 (building coverage), OR at least amend the rule so that those standards do not apply to public facilities or playgrounds.
Our Kerikeri Community Charitable Trust (S271)	S271.031	Sport and active recreation	SARZ-R1	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
Sean Frieling (S357)	S357.029	Sport and active recreation	SARZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Amend rule SARZ-R1 by deleting the reference to SARZ-S1 (maximum height) and SARZ-S5 (building coverage), OR at least amend the rule so that those standards do not apply to public facilities or playgrounds.
Leah Frieling (S358)	S358.036	Sport and active recreation	SARZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location	Amend rule SARZ-R1 by deleting the reference to SARZ-S1 (maximum height) and SARZ-S5 (building

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					rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas	coverage), OR at least amend the rule so that those standards do not apply to public facilities or playgrounds
Far North District Council (S368)	S368.075	Sport and active recreation	SARZ-R1	Support in part	The 'New buildings or structures, and extensions or alterations to existing buildings or structures' rule in each zone needs to be amended to include activities that are permitted, controlled and restricted discretionary, where applicable within the zone. As currently drafted a breach of this rule makes the activity 'discretionary', which was not the intent if the activity itself is permitted, controlled or restricted discretionary ... the standards in PER-2 should apply.	Amend SARZ-R1 " ... New buildings or structures, and extensions or alterations to existing buildings or structures Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted (where applicable, words to the effect...'or controlled, or restricted discretionary') activity ... "
John Andrew Riddell (S431)	S431.132	Sport and active recreation	SARZ-R1	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend the rule so that any proposal to set a building or structure less than 20 metres back from the coastal marine area, or from rivers and banks is a non-complying activity
Kapiro Conservation Trust (S446)	S446.032	Sport and active recreation	SARZ-R1	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	Amend definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements.
LJ King Ltd (S464)	S464.037	Sport and active recreation	SARZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Amend SARZ-R1 to delete reference to SARZ-S1 (maximum height) and SARZ-S5 (building coverage) or amend SARZ-R1 so that SARZ-S1 and SARZ-S5 do not apply to public facilities or playgrounds.

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Michael Foy (S472)	S472.037	Sport and active recreation	SARZ-R1	Support in part	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Amend rule SARZ-R1 by deleting the reference to SARZ-S1 (maximum height) and SARZ-S5 (building coverage), OR at least amend the rule so that those standards do not apply to public facilities or playgrounds.
House Movers Section of New Zealand Heavy Haulage Association Inc (S482)	S482.011	Sport and active recreation	SARZ-R1	Support in part	The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	amend SARZ-R1 to: provide for relocated building as a permitted activity whenrelocated buildings meet performance standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report(schedule 2) restricted discretionary activity status for relocated buildings that do not meet the permitted activity status standards
Elbury Holdings (S485)	S485.038	Sport and active recreation	SARZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Amend SARZ-R1 to delete reference to SARZ-S1 (maximum height) and SARZ-S5 (building coverage) or amend SARZ-R1 so that SARZ-S1 and SARZ-S5 do not apply to public facilities or playgrounds.
Fire and Emergency New Zealand (S512)	S512.106	Sport and active recreation	SARZ-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	Insertnew standard and/or matter of discretion across zones on infrastructureservicing (including emergency response transport/access and adequate watersupply for firefighting)

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Elbury Holdings (S519)	S519.038	Sport and active recreation	SARZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Amend rule SARZ-R1 by deleting the reference to SARZ-S1 (maximum height) and SARZ-S5 (building coverage), OR at least amend the rule so that those standards do not apply to public facilities or playgrounds.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.031	Sport and active recreation	SARZ-R1	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirement
Carbon Neutral NZ Trust (S529)	S529.096	Sport and active recreation	SARZ-R1	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
Elbury Holdings (S541)	S541.034	Sport and active recreation	SARZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Amend rule SARZ-R1 by deleting the reference to SARZ-S1 (maximum height) and SARZ-S5 (building coverage), OR at least amend the rule so that those standards do not apply to public facilities or playgrounds.
LJ King Limited (S543)	S543.035	Sport and active recreation	SARZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Amend SARZ-R1 to delete reference to SARZ-S1 (maximum height) and SARZ-S5 (building coverage) or amend SARZ-R1 so that SARZ-S1 and SARZ-S5 do not apply to public facilities or playgrounds
LJ King Limited (S547)	S547.035	Sport and active recreation	SARZ-R1	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. If there are to be some rules, these	Amend SARZ-R1 to delete reference to SARZ-S1 (maximum height) and SARZ-S5 (building coverage) or amend SARZ-R1 so that SARZ-S1

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					should be limited to activities that are not for public facilities or playgrounds or open space areas	and SARZ-S5 do not apply to public facilities or playgrounds
Te Hiku Community Board (S257)	S257.031	Sport and active recreation	SARZ-R2	Support	We would like the parks and reserves in our district with new zoning rules that don't require minimum bulk/height and location rules. Rules should be limited to activities that are not for public facilities or playgrounds or open space areas. We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. Rules should be limited to activities that are not for public facilities or playgrounds or open space areas.	Delete rule SASZ-R2 (impermeable surface) OR at least amend the rule so that impermeable surface restrictions do not apply to public facilities or playgrounds.
Trent Simpkin (S283)	S283.020	Sport and active recreation	SARZ-R2	Oppose	The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds means therefore means many homes will still require a resource consent for Impermeable surfaces. all RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say its acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process, and assist with getting back to realistic processing times). This submission point applies to all zones.	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)
Sean Frieling (S357)	S357.030	Sport and active recreation	SARZ-R2	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Delete rule SASZ-R2 (impermeable surface) OR at least amend the rule so that impermeable surface restrictions do not apply to public facilities or playgrounds.

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Leah Frieling (S358)	S358.037	Sport and active recreation	SARZ-R2	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas	Delete rule SASZ-R2 (impermeable surface) OR at least amend the rule so that impermeable surface restrictions do not apply to public facilities or playgrounds
Far North District Council (S368)	S368.108	Sport and active recreation	SARZ-R2	Support in part	The Far North District Engineering Standards April 2022 apply to all land development, including impermeable surfaces that comply with the permitted standards for impermeable surface coverage. The proposed new standard seeks to ensure that the plan users are aware of, and comply with the Far North District Engineering Standards April 2022. Any non-compliance will enable an assessment of the effectiveness of the proposed method for controlling stormwater on site through the resource consent process. The rule will apply in all instances where there is an impermeable surface coverage rule in the PDP.	Amend SARZ -R2 to insert PER-2Stormwater must be disposed of in accordance with Far North District Engineering Standards April 2022.
LJ King Ltd (S464)	S464.038	Sport and active recreation	SARZ-R2	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Delete SARZ-R2 or amend SARZ-R2 so impermeable surface restrictions do not apply to public facilities or playgrounds.
Michael Foy (S472)	S472.038	Sport and active recreation	SARZ-R2	Support in part	We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Delete rule SASZ-R2 (impermeable surface) OR at least amend the rule so that impermeable surface restrictions do not apply to public facilities or playgrounds
Puketotara Lodge Ltd (S481)	S481.010	Sport and active recreation	SARZ-R2	Not Stated	The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites. The Operative Far North Plan contains a	Amend point c of the matters of discretion as follows: c. the availability of land for disposal of effluent and stormwater on site without adverse effects on adjoining

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					<p>stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule.</p> <p>There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule relating to impermeable surface coverage. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,</p>	<p>adjacent waterbodies (including groundwater and aquifers) or on adjoining adjacent sites; Insert the following as additional matters of discretion:</p> <ul style="list-style-type: none"> • Avoiding nuisance or damage to adjacent or downstream properties; • The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes; • The extent to which the diversion and discharge mimics natural run-off patterns.
Elbury Holdings (S485)	S485.039	Sport and active recreation	SARZ-R2	Oppose	<p>We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.</p>	<p>Delete SARZ-R2 or amend SARZ-R2 so impermeable surface restrictions do not apply to public facilities or playgrounds.</p>
Elbury Holdings (S519)	S519.039	Sport and active recreation	SARZ-R2	Oppose	<p>We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.</p>	<p>Delete rule SASZ-R2 (impermeable surface) OR at least amend the rule so that impermeable surface restrictions do not apply to public facilities or playgrounds.</p>

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Elbury Holdings (S541)	S541.035	Sport and active recreation	SARZ-R2	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas.	Delete rule SASZ-R2 (impermeable surface) OR at least amend the rule so that impermeable surface restrictions do not apply to public facilities or playgrounds.
LJ King Limited (S543)	S543.036	Sport and active recreation	SARZ-R2	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas	Delete SARZ-R2 or amend SARZ-R2 so impermeable surface restrictions do not apply to public facilities or playgrounds
LJ King Limited (S547)	S547.036	Sport and active recreation	SARZ-R2	Oppose	We would like the parks and reserves in our district with new zoning rules that don't require impermeable surface rules for playgrounds and other parks. If there are to be some rules, these should be limited to activities that are not for public facilities or playgrounds or open space areas	Delete SARZ-R2 or amend SARZ-R2 so impermeable surface restrictions do not apply to public facilities or playgrounds
Our Kerikeri Community Charitable Trust (S271)	S271.032	Sport and active recreation	SARZ-R3	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
Kapiro Conservation Trust (S446)	S446.033	Sport and active recreation	SARZ-R3	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	Amend definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements.
Vision Kerikeri (Vision for Kerikeri and Environs,	S524.032	Sport and active recreation	SARZ-R3	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are.	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used

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VKK) (S524)						within/between chapters to ensure consistencies and avoid unintended consenting requirement
Carbon Neutral NZ Trust (S529)	S529.097	Sport and active recreation	SARZ-R3	Support in part	This rule permits buildings (subject to bulk and location controls) where they are associated with a permitted activity. However, leisure activities are not permitted in this Zone but recreation activities are	Amend to provide clarify around definitions, specifically in terms of recreation activity and leisure activity, and that Council carefully considers how definitions are used within/between chapters to ensure consistencies and avoid unintended consenting requirements
Trent Simpkin (S283)	S283.034	Sport and active recreation	SARZ-R5	Oppose	This submission applies to all Building Coverage rules within all zones. Amend to be larger, considering the size of allotments allowed for in the zone.	Amend the maximum building or structure coverage to be larger or offer an alternative pathway around this rule, by inserting a PER-2 which says if a building is above the maximum, it is permitted if a visual assessment and landscape plan is provided as part of the building consent.
Jeff and Robby Kemp (S51)	S51.003	Sport and active recreation	SARZ-R6	Support in part	The definition provides for a wide range of activities and interpretation and allows for activities which do not sit within the realm of sport and recreation. The body of the activity itself is appropriate however these activities must have a focus on sport and recreation.	Amend Rule SARZ-R6 (permitted activity for community facilities) so that it only applies to community activities with that fit within the realm of sport and recreation (inferred)
Our Kerikeri Community Charitable Trust (S274)	S274.003	Sport and active recreation	SARZ-R11	Oppose	Commercial activities will be ancillary to recreation activity (PER-3) and may include a gym, childcare, café, physio, and education - all places that increasingly cater for people beyond traditional daylight hours. These hours of operation could restrict access for people who are unable to attend appointments during these hours due to work or childcare commitments. These times could also limit service providers when there is demand.	Amend SARZ-R11 to increase commercial activity hours to 6am-9pm Monday to Friday
Vision Kerikeri (Vision for Kerikeri and Environs,	S528.003	Sport and active recreation	SARZ-R11	Support in part	SARZ-R11 OPPOSE commercial activity PER-2 hours of operation between 8am-6pm Monday to Friday. Commercial activities will be ancillary to recreation activity (PER-3) and may include a gym, childcare, café,	amend SARZ-R11 increase commercial activity hours from 8am-6pm to 6am-pm Monday to Friday.

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VKK) (S528)					physio, and education - all places that increasingly cater for people beyond traditional daylight hours. These hours of operation could restrict access for people who are unable to attend appointments during these hours due to work or childcare commitments, and participants who would benefit from accessing the commercial activity following or in conjunction with their physical activity (i.e. Physiotherapy). These times could also limit service providers when there is demand. Request an amendment to increase operating hours in alignment with recreational hours 6am - 9pm Monday to Friday where this is supported by the local community. With adherence to rules around noise.	
Airbnb (S214)	S214.011	Sport and active recreation	SARZ-R12	Support in part	The proposed district plan allows for visitor accommodation as a permitted activity for less than or equal to 6-10 guests on site. If these conditions are not met, the activity is discretionary except in the settlement zone where it is restricted discretionary. Airbnb supports the overall approach to allow visitor accommodation to occur in all zones and commends the Council's leadership in this space. We would, however, recommend that restrictions around the number of guests be standardised to 10 across the district to account for the range of families that tend to stay in this type of accommodation and would also recommend that properties that do not meet permitted status default to restricted discretionary as opposed to discretionary. This would increase certainty for our Hosts and unlock the full potential of residential visitor accommodation in the district. Airbnb strongly believes that consistency for guests and hosts is important and that a national approach is the most effective way to address these concerns. Kiwis agree with 64% expressing support for	Amend rules to standardise the guest limit cap for permitted visitor accommodation to 10 across all zones and make the default non-permitted status restricted discretionary (as opposed to Discretionary) across all zones.

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					national regulation. One example of this type of standardised approach across councils is the Code of Conduct approach as piloted in New South Wales (NSW), Australia (with a robust compliance and enforcement mechanism, perating on a 'two strike' basis whereby bad actors are excluded from participating in the industry for a period of 5 years after repeated breaches of the Code).	
New Zealand Motor Caravan Association (S438)	S438.020	Sport and active recreation	SARZ-R13	Oppose	The NZMCA operates a number of campgrounds and park over properties that are present in a variety of zones. Allowing for more permissive rules around the establishment of campgrounds will make it easier to establish sites for self-contained vehicle-based camping in the Far North District. This will also create positive social and economic benefits for the community. Camping is also compatible with expected activities in the Sport and Active Recreation Zone.	Amend SARZ-R13 to provide for camping grounds as a permitted activity with conditions or a restricted discretionary activity.
Our Kerikeri Community Charitable Trust (S274)	S274.005	Sport and active recreation	SARZ-R14	Oppose	Research shows that women disproportionately experience family/caring responsibilities, as a barrier to participation, future-proofing sports and recreational sites to easily include the development of childcare facilities in 'hub' environments.	Amend to make Educational facilities permitted
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.098	Sport and active recreation	SARZ-R14	Support	The submitter supports rule SARZ-R14 Educational facility, as a discretionary activity status of educational facilities to enable activities that are compatible with the purpose and predominant character of the Sport and Active Recreation zone, such as educational facilities for outdoor education activities.	Retain rule SARZ-R14 Educational facility, as proposed.
Northland Planning and Development 2020 Limited (S502)	S502.080	Sport and active recreation	SARZ-R14	Support in part	At times a Sport and Recreational facility such as a Rugby Clubroom or a community hall may be hired out for an educational programme. Activities such as this are temporary in nature and assist local clubs and community groups with additional funding to help with the upkeep of their	Amend SARZ-R14 to make Educational Facility a permitted activity

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					facilities. These activities should continue to be enabled rather than being a Discretionary activity, especially if they are temporary in nature. We seek relief that temporary occupation of existing facilities for educational purposes is enabled as a permitted activity.	
Jeff and Robby Kemp (S51)	S51.005	Sport and active recreation	SARZ-R15	Oppose	Allowing this to remain as a Discretionary Activity defeats the purpose of scheduling land use activities in this new PDP format.	Amend rule SARZ-R15 to make it a non-complying activity.
Jeff and Robby Kemp (S51)	S51.006	Sport and active recreation	SARZ-R16	Support	Supported SARZ-R16 as a Non Complying Activity	Retain SARZ-R16 as a Non Complying Activity.
Northland Fish and Game Council (S436)	S436.018	Sport and active recreation	SARZ-R16	Not Stated	Existing game bird hunting activities are often constrained by surrounding land use, and generally becomes untenable when this land use changes; for example, when urban and lifestyle encroachment occurs near traditionally hunted sites. Recreational game bird hunting is a very popular activity in the rural environment. The game bird season involves the discharge of shotgun noise. This is not like other constant noises rather it is very brief in duration. Game bird hunting begins at 6:30am in the morning and concludes at 6:30pm at night for the length of the season. Introducing new dwelling areas near areas of recreational significance to hunters can have implications on the future of hunting in these areas. For example, complaints can be made under the Arms Act 1983 which makes clear that anyone discharging a firearm in a public place so as to deliberately endanger, frighten or annoy any other person is guilty of an offence. Shotgun noise may also be a particular issue for public places such as any equestrian arena in the vicinity of maimai used during the game bird hunting season.	Insert provisions that constrain housing and industrial developments near areas with recreational hunting values.
Our Kerikeri Community Charitable	S274.001	Sport and active recreation	SARZ-S1	Support in part	Consider increasing to 10m as an exception for specific cases where there is a requirement that competition halls must have	Amend to include exceptions to 8m maximum height

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Trust (S274)					a minimum height of eight (8) meters for competitive events, for activities such as Indoor Rock Climbing and sports like Diving, Trampoline and Acrobatic Gymnastics.	
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S528)	S528.001	Sport and active recreation	SARZ-S1	Support in part	SARZ-S1 the maximum height of a building or structure, or extension or alteration to an existing building or structure is 8m above ground level. SUPPORT In-Part Consider increasing to 10m as an exception for specific cases where there is a requirement that competition halls must have a minimum height of eight (8) meters for competitive events, for activities such as Indoor Rock Climbing and sports like Trampoline and Acrobatic Gymnastics	amend SARZ-S1 to allow exceptions to this 8m height restriction for specific cases where there is a requirement that competition halls must have a minimum height of 8m for competitive events.
John Andrew Riddell (S431)	S431.191	Sport and active recreation	SARZ-S2	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.
Jeff and Robby Kemp (S51)	S51.007	Sport and active recreation	SARZ-S3	Oppose	The rule only relates to buildings or structures and does not accommodate the nature and scale of activities that are commonly located within sport and active recreation areas. By example playing fields are common and this is not managed by the rule. As such adjoining property owners can receive the off site effects of such fields being located in close proximity of the common boundary. This includes the presence of spectators and players walking along the sideline, balls being kicked or thrown across the common boundary. While this may be trite it can become annoying and can interfere with security and privacy.	Amend SARZ-S3 to ensure all activities are located no less than 10.0m from a common boundary.
KiwiRail Holdings Limited (S416)	S416.067	Sport and active recreation	SARZ-S3	Support in part	For health and safety reasons, KiwiRail seek a setback for structures from the rail corridor boundary. While KiwiRail do not oppose development on adjacent sites, ensuring the ability to access and maintain structures without requiring access to rail land is important. Parts of the KiwiRail network adjoin	Insert a railway setback (refer to submission for examples) Insert the following matters of discretion into the standard: <ul style="list-style-type: none"> the location and design of the building as it

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					<p>commercial, mixed use, industrial and open space zones. These zone chapters do not currently include provision for boundary setbacks for buildings and structures. KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures.</p> <p>KiwiRail considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in all zones adjacent to the railway corridor. Building setbacks are essential to address significant safety hazards associated with the operational rail corridor. The Proposed Plan enables a 1m setback from side and rear boundaries shared with the rail corridor, increasing the risk that poles, ladders, or even ropes for abseiling equipment, could protrude into the rail corridor and increasing the risk of collision with a train or electrified overhead lines. Further, there is a 600mm eave allowance within side and rear yards which restricts potential access to roofs from of buildings even further and results in an effective yard setback of 400mm.</p> <p>KiwiRail consider that a 5m setback is appropriate in providing for vehicular access to the rear of buildings (e.g. a cherry picker) and allowing for scaffolding to be erected safely. This setback provides for the unhindered operation of buildings, including higher rise structures and for the safer use of outdoor deck areas at height. This in turn fosters visual amenity, as lineside properties can be regularly maintained.</p> <p>One option is a cross-reference between the standards of each zone to avoid repetition, or to create a standard rail corridor setback rule and replicate it in each zone.</p> <p>The provision of a setback can ensure that</p>	<p>relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor</p> <ul style="list-style-type: none"> • the safe and efficient operation of the rail network

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					<p>all buildings on a site can be accessed and maintained for the life of that structure, without the requirement to gain access to rail land, including by aspects such as ladders, poles or abseil ropes. This ensures that a safe amenity is provided on the adjacent sites for the occupants, in line with delivery policy direction such as GRZ-O2, clause 4 whereby safety is a specific objective for achieving zone appropriate character and amenity values.</p> <p>It is noted that some zones (Heavy Industrial, Rural production)) have wider yards than sought by KiwiRail. This is supported, but the yard purpose is not linked to safety matters relating to a site's proximity to the railway and therefore any applications for reductions may not consider this requirement.</p>	
<p>Fire and Emergency New Zealand (S512)</p>	<p>S512.082</p>	<p>Sport and active recreation</p>	<p>SARZ-S3</p>	<p>Support in part</p>	<p>Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency.</p> <p>An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and firefighting access through the New Zealand Building Code (NZBC).</p>	<p>Insert advice note to setback standard Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted</p>

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Far North District Council (S368)	S368.057	Sport and active recreation	SARZ-S4	Support in part	Typo: There is a typo within the Standard for 'Setback from MHWS' across all zones within the PDP, in matter of discretion d. should be 'constraints' nor 'constricts'	Amend SARZ-S4 Replace the word 'constricts' with 'constraints' in the standard for 'Setback from MHWS in all zones in the PDP. d. Natural hazard mitigation and site- constricts constraints;
Northland Planning and Development 2020 Limited (S502)	S502.067	Sport and active recreation	SARZ-S4	Support in part	Some consistency is sought with NATC-R1 which covers activities within proximity to a wetland, lake or a river margin. As such the layout of the rule has been changed to reflect this, while at the same time allowing for certain structures to be exempt.	Amend SARZ-S4 Where:PER-1 The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWSPER-2 The building or structure, or extension or alteration to an existing building or structure within the 26m setback from MHWS is required for:1. restoration and enhancement purposes; or2. natural hazard mitigation undertaken by, or on behalf of, the local authority; or3. a post and wire fence for the purpose of protection from farm stock; or4. Lighting poles by, or on behalf of, the local authority; or5. Footpaths and or paving no greater than 2m in width; or6. Boundary fences or walls no more than 2m in height above ground level;
Our Kerikeri Community Charitable	S274.002	Sport and active recreation	SARZ-S5	Oppose	Increasingly places of recreation benefit from grouping many indoor activities to provide people with better access for all ages and abilities in addition to being financially	Amend SARZ-S5 to increase building or structure coverage of sports and recreation 'hub' development sites

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Trust (S274)					sustainable 'hubs'. This shift in focus places emphasis on wellbeing and inclusion. A good example is the plan for the new Te Hiku Recreation Centre.	
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S528)	S528.002	Sport and active recreation	SARZ-S5	Support in part	SARZ-S5 Building or structure coverage OPPOSE the building or structure coverage of the site is no more than 8% This requirement assumes that outdoor recreational activities dominate the landscape. However, increasingly places of recreation benefit from grouping many indoor activities to provide people with better access for all ages and abilities in addition to being financially sustainable 'hubs'. This shift in focus places emphasis on wellbeing and inclusion. A good example is the plan for the new Te Hiku Recreation Centre (being described as a 'catalyst for community connection, empowerment and unity'), the building features spaces for community recreation, education, and performing arts as well as an e-sports studio, storage facility, and commercial kitchen. A rule that allows for increasing the percentage of building or structure coverage to support the development of community 'hub' environments is required.	amend SARZ-S5 to increase in building or structure of sports and recreation 'hub' development sites
Te Hiku Iwi Development Trust (S399)	S399.079	Airport zone	AIRPZ-P3	Not Stated	Bay of Islands Airport adjoins an area of wetland which is one of few known habitats of the nationally vulnerable Northland mudfish (<i>Neochanna heleioides</i>). Whilst mudfish would be protected through vegetation clearance rules (and NES rules relating to wetlands), we consider it is important to recognise that expansion of the Bay of Islands Airport could adversely affect this species, whilst at the same time providing a pathway (via biodiversity offsetting) to enable development of this regionally significant infrastructure.	Amend Policy AIRPZ-P3 as follows: Provide for the expansion of airport activity in the Airport zone where it does not compromise the amenity of the surrounding area and any effects, including effects on indigenous biodiversity , can be avoided, remedied, or mitigated, or offset.
Fire and Emergency	S512.060	Airport zone	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as	Insert new rule for Emergency service facilities included as a permitted

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New Zealand (S512)					an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards	activity Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings
Z Energy Limited (S336)	S336.033	Airport zone	AIRPZ-R1	Support	Airport activities are provided for as a permitted activity, subject to standards including height, height in relation to boundary, setbacks, outdoor storage and coverage.	Retain Rule AIRPZ-R1 Clarify through a new definition or note what is intended by 'outdoor storage', including ensuring above ground tanks are not considered 'outdoor storage'.
Far North Holdings Limited (S510)	S510.001	Airport zone	AIRPZ-R1	Support in part	Review the accuracy of the Airport Protection surfaces as noted in AIRPZ-S2 and that is mapped within APP4, this may result in the need to make changes to this rule.	Amend if required the wording of R1 from reviewing the accuracy of the Airport Protection surfaces and area mapped within APP4.
Fire and Emergency New	S512.107	Airport zone	AIRPZ-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5	Insert new standard and/or matter of discretion across zones on infrastructure servicing (including

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Zealand (S512)					requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	emergency response transport/access and adequate watersupply for firefighting)
Far North Holdings Limited (S510)	S510.002	Airport zone	AIRPZ-R2	Support in part	Review the accuracy of the Airport Protection surfaces as noted in AIRPZ-S2 and that is mapped within APP4, this may result in the need to make changes to this rule.	. Amend if required the wording of R2 from reviewing the accuracy of the Airport Protection surfaces and area mapped within APP4.
Far North Holdings Limited (S510)	S510.003	Airport zone	AIRPZ-S2	Support in part	The APP4 Airport Protection surfaces need to be checked to ensure they are accurately detailed in both the description and the plans attached.	Amend if required the description and the plans referenced in S2 after checking that APP4 Airport Protection surfaces is accurately detailed.
John Andrew Riddell (S431)	S431.192	Airport zone	AIRPZ-S3	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.
Fire and Emergency New Zealand (S512)	S512.083	Airport zone	AIRPZ-S4	Not Stated	Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency. An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and firefighting access through the New Zealand Building Code (NZBC).	Insert advice note to setback standard Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted

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Trent Simpkin (S283)	S283.021	Airport zone	AIRPZ-S6	Oppose	The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds means therefore means many homes will still require a resource consent for Impermeable surfaces. all RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say its acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process, and assist with getting back to realistic processing times). This submission point applies to all zones.	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)
Puketotara Lodge Ltd (S481)	S481.011	Airport zone	AIRPZ-S6	Not Stated	The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites. The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule. There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule relating to impermeable surface coverage. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,	Insert the following as matters of control (inferred): <ul style="list-style-type: none"> • the extent to which landscaping or vegetation may reduce adverse effects of run-off; • the effectiveness of the proposed method for controlling stormwater on site; • the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjacent waterbodies (including groundwater and

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						<p>aquifers) or on adjacent sites; and</p> <ul style="list-style-type: none"> • whether low impact design methods and use of green spaces can be used; • any cumulative effects on total catchment impermeability; • natural hazard mitigation and site constraints; • extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies; • avoiding nuisance or damage to adjacent or downstream properties; • the extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes; and • the extent to which the diversion and discharge mimics natural run-off patterns

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Te Hiku Iwi Development Trust (S399)	S399.081	Carrington Estate	Overview	Not Stated	Carrington Estate includes areas within the CMA where effects on threatened and at risk species must be avoided in accordance with Policy 11 of the NZCPS. This is not recognised in the matters to be considered.	<p>Insert new point j. in Policy CAR-P6 as follows:j) adverse effects on any threatened or at risk species.</p> <p>Alternatively, a general statement similar to that in the Overview section for the Kauri Cliffs Special Zone could be added to the Overview section for this zone as follows: This special purpose zone provides specifically for development and activities, which are to be carried out in a manner that retains the character, features and landscape of the Carrington Estate zone, some of which are located within the coastal environment and are subject to the provisions in that chapter of the District Plan.</p>
Haititaimara ngai Marae Kaitiaki Trust (S394)	S394.046	Carrington Estate	CAR-O1	Oppose	The Development Plan is now 23 years old and had a lapse period of 4 years. Cultural and ecological values are dynamic. Sustainable management requires consideration of the development in context.	Delete Objective CAR-O1

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Haititaimara ngai Marae Kaitiaki Trust (S394)	S394.047	Carrington Estate	CAR-O2	Support in part	Integrated management requires consideration and management of effects that might result on areas outside of the site.	Amend point e of Objective CAR-O2 as follows: any part of the site subject to an SNA , ONL or high natural character area.
Haititaimara ngai Marae Kaitiaki Trust (S394)	S394.048	Carrington Estate	CAR-P1	Oppose	The Development Plan is now 23 years old and had a lapse period of 4 years. Cultural and ecological values are dynamic. Sustainable management requires consideration of the development in context.	Delete Policy CAR-P1
Haititaimara ngai Marae Kaitiaki Trust (S394)	S394.049	Carrington Estate	CAR-P3	Oppose	The Development Plan is now 23 years old and had a lapse period of 4 years. Cultural and ecological values are dynamic. Sustainable management requires consideration of the development in context.	Delete Policy CAR-P3
Haititaimara ngai Marae Kaitiaki Trust (S394)	S394.050	Carrington Estate	CAR-P5	Support in part	Cultural values must be recognised and provided for under s 6(e) RMA and protection of those values accounted for under s 8 RMA. Imposing a 'significance' threshold is not appropriate.	Amend Policy CAR-P5 as follows: Protect historic heritage and any sites of cultural values significance to tangata whenua within associated with the Carrington Estate zone by avoiding significant adverse effects and avoiding, remedying or mitigating any other adverse effects on the recognised heritage values or sites of on cultural values significance.
Haititaimara ngai Marae Kaitiaki Trust (S394)	S394.051	Carrington Estate	CAR-P6	Support in part	The Development Plan is now 23 years old and had a lapse period of 4 years. Cultural and ecological values are dynamic. Sustainable management requires consideration of the development in context.	Amend Policy CAR-P6 as follows: Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of any approved Carrington Estate Development Plan and Schedule,

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						<p>and consideration of the following matters where relevant to the application:</p> <p>a. ... f. any historical, spiritual or cultural association held by tangata whenua including with regard to the matters set out in Policy TW-P6...</p>
<p>Te Hiku Iwi Development Trust (S399)</p>	<p>S399.080</p>	<p>Carrington Estate</p>	<p>CAR-P6</p>	<p>Not Stated</p>	<p>Carrington Estate includes areas within the CMA where effects on threatened and at risk species must be avoided in accordance with Policy 11 of the NZCPS. This is not recognised in the matters to be considered.</p>	<p>Insert new point j. in Policy CAR-P6 as follows:j) adverse effects on any threatened or at risk species. Alternatively, a general statement similar to that in the Overview section for the Kauri Cliffs Special Zone could be added to the Overview section for this zone as follows:This special purpose zone provides specifically for development and activities, which are to be carried out in a manner that retains the character, features and landscape of the Carrington Estate zone, some of which are located within the coastal environment and are subject to the provisions in that chapter of the District Plan.</p>

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Carrington Estate Jade LP and Carrington Farms Jade LP (S351)	S351.010	Carrington Estate	Rules	Not Stated	The submitter requests that there is consistency in all provisions of the Carrington Estate Special Purpose Zone, between the operative district plan and proposed district plan rules and requirements to ensure that existing matters enshrined under resource consents are not comprised, lost or diminished through the plan change process.	Amend any rules necessary in all provisions of the Carrington Estate Special Purpose Zone to ensure that existing matters enshrined under resource consents are not comprised, lost or diminished through the plan change process.
Fire and Emergency New Zealand (S512)	S512.061	Carrington Estate	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards	Insert new rule for Emergency service facilities included as a permitted activity. Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings
Haitaimara ngai Marae Kaitiaki	S394.052	Carrington Estate	CAR-R1	Oppose	The rules are largely outdated as they rely on the Development Plan. There is insufficient provision to adequately	Delete Rule CAR-R1 which permits unimplemented activities contained in the Development Plan. Insert rules that require adverse

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Trust (S394)					or appropriately effect Part 2 RMA tangata whenua matters.	cultural effects associated with the development of this zone to be identified, remedied or mitigated.
John Andrew Riddell (S431)	S431.133	Carrington Estate	CAR-R1	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend the rule so that any proposal to set a building or structure less than 20 metres back from the coastal marine area, or from rivers and banks is a non-complying activity
Fire and Emergency New Zealand (S512)	S512.108	Carrington Estate	CAR-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	Insert new standard and/or matter of discretion across zones on infrastructure servicing (including emergency response transport/access and adequate water supply for firefighting)
Haititaimara ngai Marae Kaitiaki Trust (S394)	S394.053	Carrington Estate	CAR-R2	Oppose	The rules are largely outdated as they rely on the Development Plan. There is insufficient provision to adequately or appropriately effect Part 2 RMA tangata whenua matters.	Delete Rule CAR-R2 which permits unimplemented activities contained in the Development Plan. Insert rules that require adverse cultural effects associated with the development of this zone to be identified, remedied or mitigated.
Fire and Emergency New Zealand (S512)	S512.109	Carrington Estate	CAR-R2	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	Insert new standard and/or matter of discretion across zones on infrastructure servicing (including emergency response transport/access and adequate water supply for firefighting)
Haititaimara ngai Marae Kaitiaki Trust (S394)	S394.054	Carrington Estate	CAR-R3	Oppose	The rules are largely outdated as they rely on the Development Plan. There is insufficient provision to adequately or appropriately effect Part 2 RMA tangata whenua matters.	Delete Rule CAR-R3 which permits unimplemented activities contained in the Development Plan. Insert rules that require adverse cultural effects associated with the

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						development of this zone to be identified, remedied or mitigated.
Northland Fish and Game Council (S436)	S436.019	Carrington Estate	CAR-R3	Not Stated	<p>Existing game bird hunting activities are often constrained by surrounding land use, and generally becomes untenable when this land use changes; for example, when urban and lifestyle encroachment occurs near traditionally hunted sites. Recreational game bird hunting is a very popular activity in the rural environment. The game bird season involves the discharge of shotgun noise. This is not like other constant noises rather it is very brief in duration. Game bird hunting begins at 6:30am in the morning and concludes at 6:30pm at night for the length of the season. Introducing new dwelling areas near areas of recreational significance to hunters can have implications on the future of hunting in these areas. For example, complaints can be made under the Arms Act 1983 which makes clear that anyone discharging a firearm in a public place so as to deliberately endanger, frighten or annoy any other person is guilty of an offence. Shotgun noise may also be a particular issue for public places such as any equestrian arena in the vicinity of maimai used during the game bird hunting season.</p>	Insert provisions that constrain housing and industrial developments near areas with recreational hunting values.
Fire and Emergency New Zealand (S512)	S512.110	Carrington Estate	CAR-R3	Support in part	<p>Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.</p>	Insert new standard and/or matter of discretion across zones on infrastructure servicing (including emergency response transport/access and adequate water supply for firefighting)
Haititaimara ngai Marae Kaitiaki	S394.055	Carrington Estate	CAR-R4	Oppose	<p>The rules are largely outdated as they rely on the Development Plan. There is insufficient provision to adequately</p>	Delete Rule CAR-R4 which permits unimplemented activities contained in the Development Plan.

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Trust (S394)					or appropriately effect Part 2 RMA tangata whenua matters.	Insert rules that require adverse cultural effects associated with the development of this zone to be identified, remedied or mitigated.
Haititaimara ngai Marae Kaitiaki Trust (S394)	S394.056	Carrington Estate	CAR-R7	Oppose	The rules are largely outdated as they rely on the Development Plan. There is insufficient provision to adequately or appropriately effect Part 2 RMA tangata whenua matters.	Delete Rule CAR-R7 which permits unimplemented activities contained in the Development Plan. Insert rules that require adverse cultural effects associated with the development of this zone to be identified, remedied or mitigated.
Haititaimara ngai Marae Kaitiaki Trust (S394)	S394.057	Carrington Estate	CAR-R8	Oppose	The rules are largely outdated as they rely on the Development Plan. There is insufficient provision to adequately or appropriately effect Part 2 RMA tangata whenua matters.	Delete Rule CAR-R8 which permits unimplemented activities contained in the Development Plan. Insert rules that require adverse cultural effects associated with the development of this zone to be identified, remedied or mitigated.
Carrington Estate Jade LP and Carrington Farms Jade LP (S351)	S351.007	Carrington Estate	CAR-R14	Not Stated	The submitter considers rule CAR-R14 Primary production activity in the Carrington Estate should be a permitted as pastoral and farming activities are currently being undertaken within the land.	Amend rule CAR-R14 Primary production activity from a non-complying activity to a permitted activity.
Northland Planning and Development 2020 Limited (S502)	S502.068	Carrington Estate	CAR-S2	Support in part	Some consistency is sought with NATC-R1 which covers activities within proximity to a wetland, lake or a river margin. As such the layout of the rule has been changed to reflect this, while at the same time allowing for certain structures to be exempt.	Insert the following into CAR-S2 (inferred) 3. The building or structure, or extension or alteration to an existing building or structure within the 30m setback from MHWS is required for: 1. restoration and enhancement purposes; or 2. natural hazard mitigation

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						undertaken by, or on behalf of, the local authority; or3. a post and wirefence for the purpose of protection from farm stock; or4. Lighting poles by,or on behalf of, the local authority; or5. Footpaths and orpaving no greater than 2m in width; or6. Boundary fences or walls nomore than 2m in height above ground level;
Fire and Emergency New Zealand (S512)	S512.084	Carrington Estate	CAR-S2	Support in part	Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency. An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and firefighting access through the New Zealand Building Code (NZBC).	Insert advice noteto setback standard Building setbackrequirements are further controlled by the Building Code. This includes theprovision for firefighter access to buildings and egress from buildings. Planusers should refer to the applicable controls within the Building Code toensure compliance can be achieved at the building consent stage. Issuanceof a resource consent does not imply that waivers of Building Code requirementswill be considered/granted
Horticulture New Zealand (S159)	S159.134	Horticulture	Overview	Support	The inclusion of a specific Horticulture zone is supported	Retain the Overview

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Hall Nominees Ltd (S252)	S252.002	Horticulture	Overview	Oppose	<p>The Horticulture zone is not an appropriate zone for the following reasons:</p> <ul style="list-style-type: none"> a. The Horticulture zone does not achieve the purpose of the RMA insofar as it does not promote the sustainable management of natural and physical resources; b. The Horticulture zone fails to give effect to the National Planning Standards and the National Policy Statement for Highly Productive Land (NPS-HPL); c. The Horticulture zone section 32 evaluation is incomplete and flawed: <ul style="list-style-type: none"> i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of creating a special purpose zone; ii. The evaluation fails to consider the full range of zoning options and identify reasonably practicable options to achieve objectives; iii. The evaluation fails to evaluate appropriate zone criteria and boundaries; d. The PDP does not provide strategic direction or policy support for the suite of rural zones proposed, nor does it support the Horticultural Zone; e. The Horticulture zone has only been proposed within the Kerikeri area; and f. The Horticulture zone provisions are not sufficiently different from the Rural Production zone (and in some instances are more permissive). <p>The proposed Horticulture zone fails to give effect to the National Planning Standards and does not comply with the zone framework standard 8, mandatory direction 3. While FNDC have proposed the Horticulture zone as a "special purpose zone", the proposed Horticulture zone does not comply with of the special purpose zone criteria as required under mandatory direction 3:</p>	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential zones as appropriate.

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					<p>a. Are significant to the district, region or country Comment: The proposed Horticulture zone has been applied selectively to the Kerikeri area and has not been mapped throughout the district despite there being other areas of current or future intensive horticulture.</p> <p>b. Are impracticable to be managed through another zone Comment: Horticultural land could be managed via both the Rural Production zone or the General Rural zone. The purpose of the Rural Production zone is to provide for areas predominantly used for primary production activities, whilst the General Rural zone is to provide for primary production activities and a range of activities that support primary production. Council has not utilised the General Rural zone, nor has section 32 evaluation been undertaken to consider this option.</p> <p>c. Are impractical to be managed through a combination of spatial layers. Comment: A review of the proposed Rural Production zone and Horticulture zone provisions has confirmed that there is very little difference between the provisions of the two zones, therefore it is entirely possible to manage horticultural land by way of a zone (and a spatial layer if there is section 32 justification for a spatial response). FNDC have established zone criteria to support the mapping and identification of the Horticulture zone including that the land must be located within the Kerikeri/Waipapa area. This criterion is contrary to the NPS-HPL. Whilst it is acknowledged that the NPS-HPL was released following the PDP notification for submission, Council must give effect to</p>	

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					<p>the NPS-HPL and this policy statement sufficiently provides for the protection of highly productive land, rendering the Horticulture Zone defunct.</p> <p>Under the National Planning Standards, the strategic direction provisions are key to understand the balance and trade-offs between often conflicting matters of national, regional and local importance. The proposed Strategic Direction objectives and policies are silent with respect to the proposed rural zones. The Overview Section 32 evaluation does not include any evaluation of the proposed objectives. The National Planning Standards provide a number of rural zone options which have not been evaluated within the Rural Environment section 32. In the absence of complete section 32 evaluation, it is not possible to understand why Council have chosen the suite of zones proposed.</p> <p>The purpose of the Horticulture zone is to manage land fragmentation and reverse sensitivity effects and achieve greater protection of highly productive land. The proposed Horticulture zone (particularly that west of Kerikeri Road) is already fragmented not only by existing residential and commercial activities, but by smaller allotments.</p> <p>The Horticulture zone includes land that is not viable for horticulture due to factors such as soil type, lot sizes, and proximity of rural residential neighbours restricting the ability to spray (reverse sensitivity).</p>	
<p>Rosemorn Industries Limited (S340)</p>	<p>S340.001</p>	<p>Horticulture</p>	<p>Overview</p>	<p>Oppose</p>	<p>The Horticulture Zone should be abandoned in favour of the Rural Production Zone. The Rural Production Zone chapter in the PFNDP includes specific policy direction (including avoidance policies) regarding the use of highly productive land (see RPROZ-O1, O2, O3 and P1, P2, P4, P5, P6 and P7). These</p>	<p>Delete the Horticulture Zone in favour of the Rural Production Zone.</p>

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					provisions provide adequate protection for highly productive land against the encroachment of development, and/or inappropriate land use. The Horticulture Zone, as a consequence, is not necessary to give effect to the National Policy Statement for Highly Productive Land.	
Levin Stones Holding Limited, Keri Keri Park Lodge Limited (S549)	S549.001	Horticulture	Overview	Oppose	The Horticulture Zone (HZ) is not an appropriate zone for the following reasons: - HZ does not achieve the purpose of the RMA insofar as it does not promote the sustainable management of natural and physical resources; - HZ fails to give effect to the National Planning Standards and the National Policy Statement for Highly Productive Land (NPS-HPL); - HZ Section 32 evaluation is incomplete and flawed (refer specifics in full submission) - PDP does not provide strategic direction or policy support for the suite of rural zones proposed, nor does it support the Horticultural Zone - HZ provisions are not sufficiently different from the Rural Production Zone (and in some instances are more permissive).	Delete the proposed Horticulture Zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential Zones as appropriate.
Rosemorn Industries Limited (S340)	S340.005	Horticulture	Objectives	Oppose	The objectives of the Horticulture Zone should be updated to provide clear direction on when, or under what circumstances it is appropriate for existing commercial and industrial activities to be extended. Clear direction is required given the level of investment associated with purchasing properties and establishing the existing activities, and the implications that the PFNDP could have with respect to any future plans for those sites and activities.	Amend, if Horticulture Zone is not deleted, include objectives to provide clear direction on when it is appropriate to extend existing commercial and/or industrial activities.
Yvonne Steinemann (S455)	S455.002	Horticulture	Objectives	Oppose	I do not support chemical horticulture taking precedence over home owners having the right to fresh air at all times. FNDC should have better zone planning so there is not this conflict between	amend objectvies of horticulture special purpose zone to have clear parameters of operation that give residents top priority, and do not impact whatsoever on residents and

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					neighbouring zones. Organic and non-polluting methods should be incentivised. For example, we have a lot of problems in our local Taipa area with chemical horticulture situated right next to residential area and school, kindergarten, childcare centres etc. Kiwifruit chemicals are well known to interfere with human health and hormonal systems.	nearby rural lifestyle folks.
Horticulture New Zealand (S159)	S159.135	Horticulture	HZ-O1	Support	Providing for horticultural activities is supported	Retain Objective HZ-O1
Antony Egerton and Stefanie Egerton (S506)	S506.002	Horticulture	HZ-O1	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain Objectives as provided in the Proposed District Plan for the Horticulture Zone.
Horticulture New Zealand (S159)	S159.136	Horticulture	HZ-O2	Support	Providing for ancillary activities for horticulture is supported	Retain Objective HZ-O2
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.099	Horticulture	HZ-O2	Support	The submitter supports objective HZ-O2 as it enables activities that are ancillary to horticulture such as educational facilities (e.g., horticultural training centres)	Retain objective HZ-O2, as proposed.
Antony Egerton and Stefanie	S506.005	Horticulture	HZ-O2	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the	Retain objectives

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Egerton (S506)					continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	
Horticulture New Zealand (S159)	S159.137	Horticulture	HZ-O3	Support	The objective establishes the framework to ensure that land in the Horticulture zone is not compromised	Retain Objective HZ-O3
Antony Egerton and Stefanie Egerton (S506)	S506.006	Horticulture	HZ-O3	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain objectives
Rosemorn Industries Limited (S340)	S340.006	Horticulture	Policies	Oppose	The policies of the Horticulture Zone should be updated to provide clear direction on when, or under what circumstances it is appropriate for existing commercial and industrial activities to be extended. Clear direction is required given the level of investment associated with purchasing properties and establishing the existing activities, and the implications that the PFNDP could have with respect to any future plans for those sites and activities.	Amend, if Horticulture Zone is not deleted, include polices to provide clear direction on when it is appropriate to extend existing commercial and/or industrial activities.
Kapiro Residents Association (S427)	S427.035	Horticulture	Policies	Support in part	Land that is regarded as highly productive (LUC Classes 1,2 and 3) is a strictly finite resource, essential for future food production for a growing population here and worldwide, and important for jobs and economic	Amend to include specific policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].

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					development. The recently issued National Policy Statement for Highly Productive Land requires councils to protect LUC Class 1-3 land from fragmentation and loss (outside of identified urban zones) and allows councils to protect other types of productive land in similar manner.	
Kapiro Conservation Trust (S449)	S449.067	Horticulture	Policies	Support in part	Land that is regarded as highly productive (LUC Classes 1,2 and 3) is a strictly finite resource, essential for future food production for a growing population here and worldwide, and important for jobs and economic development. The recently issued National Policy Statement for Highly Productive Land requires councils to protect LUC Class 1-3 land from fragmentation and loss (outside of identified urban zones) and allows councils to protect other types of productive land in similar manner.	Amend to include specify policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].
Yvonne Steinemann (S455)	S455.003	Horticulture	Policies	Oppose	I do not support chemical horticulture taking precedence over home owners having the right to fresh air at all times. FNDC should have better zone planning so there is not this conflict between neighbouring zones. Organic and non-polluting methods should be incentivised. For example, we have a lot of problems in our local Taipa area with chemical horticulture situated right next to residential area and school, kindergarten, childcare centres etc. Kiwifruit chemicals are well known to interfere with human health and hormonal systems.	amend policies of horticulture special purpose zone to have clear parameters of operation that give residents top priority, and do not impact whatsoever on residents and nearby rural lifestyle folks.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.049	Horticulture	Policies	Support in part	Land that is regarded as highly productive (LUC Classes 1,2 and 3) is a strictly finite resource, essential for future food production for a growing population here and worldwide, and important for jobs and economic development. The recently issued National Policy Statement for Highly Productive Land	Amend to include specific policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					requires councils to protect LUC Class 1-3 land from fragmentation and loss (outside of identified urban zones) and allows councils to protect other types of productive land in similar manner.	
Carbon Neutral NZ Trust (S529)	S529.159	Horticulture	Policies	Not Stated	We consider that all zones, except urban zones, need to be covered by firm PDP policies and rules to protect a key natural resource - productive land - now and for future generations. This means preventing fragmentation and loss of productive land from productive use, especially LUC Class 1-3 land and productive types of soil/land suitable for horticulture. It is not necessary to wait until the regional council has implemented the NPS-HPL.	Amend policies to be protect a key natural resource - productive land - now and for future generations.
Horticulture New Zealand (S159)	S159.138	Horticulture	HZ-P1	Support	The criteria for identifying the zone are supported	Retain Policy HZ-P1
Antony Egerton and Stefanie Egerton (S506)	S506.003	Horticulture	HZ-P1	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain Policies as provided in the Proposed District Plan for the Horticulture Zone.
Horticulture New Zealand (S159)	S159.139	Horticulture	HZ-P2	Support in part	Potential for reverse sensitivity should be included.	Amend Policy HZ-P2 to include: e) has the potential to create reverse sensitivity effect
Ministry of Education Te Tāhuhu o Te	S331.100	Horticulture	HZ-P2	Support in part	The submitter supports policy HZ-P2, as it avoids land use that is not appropriate in the Horticulture zone. However, the submitter considers educational facilities, such as	Amend policy HZ-P2 as follows: Avoid land use that: a. is incompatible with the purpose, function and character of the

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Mātauranga (S331)					horticultural training centres to have an operational need to be located in the Horticulture zone.	Horticulture Zone; b. will result in the loss of productive capacity of highly productive land; c. compromises the use of highly productive land for horticultural activities in the Horticulture Zone; and d. does not have a functional or operational need to be located in the Horticultural Zone and is more appropriately located in another zone.
Antony Egerton and Stefanie Egerton (S506)	S506.007	Horticulture	HZ-P2	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain policies
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.028	Horticulture	HZ-P2	Support in part	We support HZ-P2 which avoids land use that will result in the loss of productive capacity and does not have a functional need in that zone. However, that policy refers only to land use, not subdivision.	Retain HZ-P2 as notified (inferred)
Carbon Neutral NZ	S529.153	Horticulture	HZ-P2	Support in part	We support HZ-P2 which avoids land use that will result in the loss of productive capacity and does not have a functional	Amend HZ-P2 to reference land use and subdivision (inferred)

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Trust (S529)					need in that zone. However, that policy refers only to land use, not subdivision.	
Horticulture New Zealand (S159)	S159.140	Horticulture	HZ-P3	Support	Provision for ancillary activities is supported	Retain Policy HZ-P3
NZ Agricultural Aviation Association (S182)	S182.037	Horticulture	HZ-P3	Support in part	ancillary activities for horticulture should include agricultural aviation	Amend HZ-P3 Enable horticulture and associated ancillary activities, including agricultural aviation , that support the function of the Horticulture zone, where...
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.101	Horticulture	HZ-P3	Support in part	The submitter supports in part policy HZ-P3, as it provides for ancillary activities that support the function of the Horticulture zone. However, the Ministry consider educational facilities, such as horticultural training centres to have an operational need to be located in the Horticulture zone.	Amend policy HZ-P3 as follows: Enable horticulture and associated ancillary activities that support the function and/or operation of the Horticulture zone, where: a. adverse effects are contained on site to the extent practicable; and b. they are able to be serviced by onsite infrastructure.
Antony Egerton and Stefanie Egerton (S506)	S506.008	Horticulture	HZ-P3	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land	Retain policies

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					which aims to protect versatile soils for food production for New Zealanders.	
Horticulture New Zealand (S159)	S159.141	Horticulture	HZ-P4	Support in part	Policy HZ-P4 provides for residential activities but should also include habitable buildings so that all buildings for a residential type of use are included in the policy	Amend Policy HZ-P4 as follows: Ensure residential activities and habitable buildings are designed and located to avoid, or otherwise mitigate, reverse sensitivity effects on horticulture activities, including adverse effects associated with dust, noise, spray drift and potable water collection
Antony Egerton and Stefanie Egerton (S506)	S506.009	Horticulture	HZ-P4	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain policies
Horticulture New Zealand (S159)	S159.142	Horticulture	HZ-P5	Support	Subdivision of land in the Horticulture zone should not compromise the land for horticulture activities	Retain Policy HZ-P5
Antony Egerton and Stefanie Egerton (S506)	S506.010	Horticulture	HZ-P5	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy	Retain policies

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					Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.029	Horticulture	HZ-P5	Oppose	Policy HZ-P5 only seeks to 'manage' subdivision in relation to the viability of productive land, but the policy should 'avoid' subdivision of such land.	Amend HZ-P5 to 'avoid' subdivision (inferred)
Carbon Neutral NZ Trust (S529)	S529.154	Horticulture	HZ-P5	Support	HZ-P5 only seeks to 'manage' subdivision in relation to the viability of productive land, but the policy should 'avoid' subdivision of such land.	Amend HZ-P5 to 'avoid' Manage Avoid the subdivision of land in the Horticulture zone to: <ul style="list-style-type: none"> 1. avoid fragmentation that results in loss of highly productive land for use by horticulture and other farming activities; 2. ensure the long-term viability of the highly productive land resource to undertake a range of horticulture uses; 3. enable a suitable
Antony Egerton and Stefanie Egerton (S506)	S506.011	Horticulture	HZ-P6	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land	Retain policies

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					which aims to protect versatile soils for food production for New Zealanders.	
Horticulture New Zealand (S159)	S159.143	Horticulture	HZ-P7	Support	The matters for consideration are appropriate.	Retain Policy HZ-P7
Antony Egerton and Stefanie Egerton (S506)	S506.012	Horticulture	HZ-P7	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain policies
Our Kerikeri Community Charitable Trust (S338)	S338.035	Horticulture	Rules	Support	We support provisions that will prevent further land fragmentation, sprawling development, and loss of productive agricultural/horticultural land. We support the creation of Horticulture zones to protect the productive land and irrigation infrastructure assets in the district. The council has a responsibility under the RMA and Regional Policy Statement to protect highly versatile soils and prevent land fragmentation and sterilisation, including from reverse sensitivity. We consider that further residential development on productive land should be avoided.	Retain the Horticulture zone
Rosemorn Industries Limited (S340)	S340.004	Horticulture	Rules	Oppose	As an alternative to the relief sought under section 5.1 of this submission, that the provisions of the Horticulture Zone should be amended so that the extension of existing commercial and industrial activities are specifically provided for as a discretionary activity. Identified in section 3.7 of this submission,	Amend, if Horticulture Zone is not deleted, provisions so that the extension of existing commercial or industrial activities are specifically provided for as a discretionary activity.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>there are a range of industrial and commercial activities that have established within the surrounding environment under the provisions of the OFNDP. With respect to RIL, they have invested significantly in purchasing the site and lodging resource consent applications with the FNDC and NRC to facilitate the establishment of a self-storage facility. The provisions of the Horticulture Zone do not acknowledge the range of existing activities that have legally established, or provide for the extension of those activities.</p> <p>In accordance with the approach adopted under RPROZ-R27 and 28, the provisions of the Horticulture Zone should be amended so that the extension of existing commercial and industrial activities are specifically provided for as a discretionary activity.</p>	
Kapiro Residents Association (S427)	S427.034	Horticulture	Rules	Support in part	<p>Land that is regarded as highly productive (LUC Classes 1,2 and 3) is a strictly finite resource, essential for future food production for a growing population here and worldwide, and important for jobs and economic development. The recently issued National Policy Statement for Highly Productive Land requires councils to protect LUC Class 1-3 land from fragmentation and loss (outside of identified urban zones) and allows councils to protect other types of productive land in similar manner.</p>	Amend to include specific policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].
Kapiro Conservation Trust (S449)	S449.038	Horticulture	Rules	Support	<p>We support provisions that will prevent further land fragmentation, sprawling development, and loss of productive agricultural/horticultural land. We support the creation of Horticulture zones to protect the productive land and irrigation infrastructure assets in the district.</p> <p>The council has a responsibility under the RMA and Regional Policy Statement to protect highly versatile soils and prevent land</p>	Retain the Horticulture zone

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					fragmentation and sterilisation, including from reverse sensitivity. We consider that further residential development on productive land should be avoided.	
Kapiro Conservation Trust (S449)	S449.068	Horticulture	Rules	Support in part	Land that is regarded as highly productive (LUC Classes 1,2 and 3) is a strictly finite resource, essential for future food production for a growing population here and worldwide, and important for jobs and economic development. The recently issued National Policy Statement for Highly Productive Land requires councils to protect LUC Class 1-3 land from fragmentation and loss (outside of identified urban zones) and allows councils to protect other types of productive land in similar manner.	Amend to include specify policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].
Fire and Emergency New Zealand (S512)	S512.062	Horticulture	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback	Insert new rule for Emergency service facilities included as a permitted activity. Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings

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					distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards	
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.024	Horticulture	Rules	Support	We support provisions that will prevent further land fragmentation, sprawling development, and loss of productive agricultural/horticultural land. We support the creation of Horticulture zones to protect the productive land and irrigation infrastructure assets in the district. The council has a responsibility under the RMA and Regional Policy Statement to protect highly versatile soils and prevent land fragmentation and sterilisation, including from reverse sensitivity. We consider that further residential development on productive land should be avoided.	Retain the Horticulture zone
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.050	Horticulture	Rules	Support in part	Land that is regarded as highly productive (LUC Classes 1,2 and 3) is a strictly finite resource, essential for future food production for a growing population here and worldwide, and important for jobs and economic development. The recently issued National Policy Statement for Highly Productive Land requires councils to protect LUC Class 1-3 land from fragmentation and loss (outside of identified urban zones) and allows councils to protect other types of productive land in similar manner.	Amend to include specific policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].
Carbon Neutral NZ Trust (S529)	S529.037	Horticulture	Rules	Support	We support provisions that will prevent further land fragmentation, sprawling development, and loss of productive agricultural/horticultural land. We support the creation of Horticulture zones to protect the productive land and irrigation infrastructure assets in the district. The council has a responsibility under the RMA and Regional Policy Statement to protect highly versatile soils and prevent land fragmentation and sterilisation, including from reverse sensitivity. We consider that	Retain the Horticulture zone (inferred)

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					further residential development on productive land should be avoided.	
Carbon Neutral NZ Trust (S529)	S529.166	Horticulture	Rules	Not Stated	We consider that all zones, except urban zones, need to be covered by firm PDP policies and rules to protect a key natural resource - productive land - now and for future generations. This means preventing fragmentation and loss of productive land from productive use, especially LUC Class 1-3 land and productive types of soil/land suitable for horticulture. It is not necessary to wait until the regional council has implemented the NPS-HPL.	Amend rules to protect a key natural resource - productive land - now and for future generations.
Far North District Council (S368)	S368.032	Horticulture	Notes	Support in part	Typo: Missing the word 'chapter' in NOTE 2	Amend Notes: 1. There may be other rules in Part 2- District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter, including the Transport, Hazardous Substances, Noise, Light and Signage chapters. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the how the plan works chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules. 2. This zone chapter does not contain rules relating to setback to waterbodies for building and structures or setbacks to waterbodies for earthworks and indigenous vegetation clearance. The Natural Character chapter contains rules for activities within wetland, lake

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						and river margins. The Natural Character chapter should be referred to in addition to this zone chapter.
Horticulture New Zealand (S159)	S159.144	Horticulture	HZ-R1	Support	Provision for buildings and structures for permitted activities is supported, subject to standards	Retain Rule HZ-R1
Two M Investments Limited (S317)	S317.002	Horticulture	HZ-R1	Support	The submitter considers that rule HZ-R1 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R1.
Far North District Council (S368)	S368.077	Horticulture	HZ-R1	Support in part	The 'New buildings or structures, and extensions or alterations to existing buildings or structures' rule in each zone needs to be amended to include activities that are permitted, controlled and restricted discretionary, where applicable within the zone. As currently drafted a breach of this rule makes the activity 'discretionary', which was not the intent if the activity itself is permitted, controlled or restricted discretionary ... the standards in PER-2 should apply.	Amend HZ-R1 " ... New buildings or structures, and extensions or alterations to existing buildings or structures Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted (where applicable, words to the effect...'or controlled, or restricted discretionary') activity ... "
John Andrew Riddell (S431)	S431.134	Horticulture	HZ-R1	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend the rule so that any proposal to set a building or structure less than 20 metres back from the coastal marine area, or from rivers and banks is a non-complying activity
House Movers Section of New	S482.012	Horticulture	HZ-R1	Support in part	The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan	amend HZ-R1 to: provide for relocated building as a permitted activity whenrelocated buildings meet performance

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Zealand Heavy Haulage Association Inc (S482)					appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report(schedule 2) restricted discretionary activity status for relocated buildings that do not meet the permitted activity status standards
Antony Egerton and Stefanie Egerton (S506)	S506.004	Horticulture	HZ-R1	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain Rules as provided in the Proposed District Plan for the Horticulture Zone.
Fire and Emergency New Zealand (S512)	S512.111	Horticulture	HZ-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	Insert new standard and/or matter of discretion across zones on infrastructure servicing (including emergency response transport/access and adequate water supply for firefighting)
Michael John Winch (S67)	S67.012	Horticulture	HZ-R2	Oppose	I oppose the permitted activity threshold of 15% impermeable surface coverage in the Horticulture zone. The impermeable surfaces permitted activity threshold of 15% for the Horticulture zones is excessive and would result in significant adverse effects on stormwater runoff if development were to occur at these levels. The Horticulture zone includes large areas of	Amend the permitted activity threshold for impermeable surfaces coverage in the Horticulture zone to 1%.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>highly productive soils. The 15% permitted activity threshold for impermeable surfaces in the Horticulture zone is inconsistent with the National Policy Statement for Highly Productive Land 2022, the Northland Regional Policy Statement, all the objectives of the zone (HZ-O1, HZ-O2, HZ-O3) and Policies HZ-P2 and HZ-P7.</p> <p>The matters of discretion in Rule HZ-R2 do not include assessing adverse effects of impermeable surface coverage on the life-supporting capacity of the soil, even highly productive soils, as required by Policies HZ-P2 and HZ-P7. There are no other rules in the District Plan that protect the life-supporting capacity of the soil and highly productive soils from inappropriate use unless the land is being subdivided.</p> <p>The maximum impermeable surfaces permitted activity thresholds in the Horticulture zone should be reduced to 1%. This would permit some rural buildings, yards and access tracks while minimising cumulative adverse effects.</p>	
Michael John Winch (S67)	S67.013	Horticulture	HZ-R2	Oppose	<p>The matters of discretion in Rule HZ-R2 do not include assessing adverse effects of impermeable surface coverage on the life-supporting capacity of the soil, even highly productive soils, as required by Policies HZ-P2 and HZ-P7. There are no other rules in the District Plan that protect the life-supporting capacity of the soil and highly productive soils from inappropriate use unless the land is being subdivided.</p>	<p>Insert a further matter of discretion: the adverse effects on the life-supporting capacity of soil and the protection of highly productive land.</p>
Haigh Workman Limited (S215)	S215.055	Horticulture	HZ-R2	Support in part	<p>The impermeable surfaces permitted activity thresholds proposed in the Proposed District Plan can be summarised as follows:</p> <p>Zone Rule Impermeable Surfaces Permitted Activity Rural Production RPROZ-R2 15% (no area limit)</p>	<p>Amend HZ-R2 impermeable surfaces permitted activity thresholds from 15% to 5% of the site area</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>Horticulture HZ-R2 15% (no area limit) Rural Lifestyle RLZ-R2 12.5% or 2500m2 which ever is the lesser. Rural Residential RRZ-R2 12.5% or 2500m2 which ever is the lesser. Rural Settlement RSZ-R2 35% or 600m2 which ever is the lesser General Residential GRZ-R2 50% (35% in Russell) Mixed Use MUZ-R1 / MUZ-S10 90% Light Industrial LIZ-R1/ LIZ-S8 90% Heavy Industrial (no rule) 100%</p> <p>The impermeable surfaces permitted activity thresholds of 15% for Rural Production and Horticulture zones are excessive and would result in significant adverse effects if development were to occur at these levels. A site developed with 15% impermeable surfaces will typically have 20% to 30% higher peak stormwater runoff compared with an undeveloped site, and will result in increased flooding and erosion downstream. As these zones comprise most of the District, cumulative adverse effects are also likely to be significant. Northland Regional Council flood hazard maps have been developed on the basis of impermeable coverage as permitted under District Plan rules for urban areas, whilst existing impermeable coverage has been adopted for rural areas. Development to the permitted activity coverage in rural areas has not been anticipated in the flood hazard mapping. The 15% permitted activity threshold for Rural Production and Horticulture zones is inconsistent with the objectives and policies of the zonings, for example Rural Production Objective RPROZ-O3 and Policies RPROZ-P2 and P5.</p> <p>We recommend that the maximum impermeable surfaces permitted activity thresholds in the Rural Production and</p>	

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Horticulture zones be reduced to 5% (500m ² per hectare). This would permit normal rural buildings, yards, races and roads while minimising cumulative adverse effects.	
Brad Hedger (S269)	S269.003	Horticulture	HZ-R2	Support in part	<p>Unable to determine how effects from climate change has been considered for maintaining this level of impermeable surface coverage. The changes in regards to rainfall are significant currently designers are adding an additional 20% to intensities for climate change, this will increase stormwater run off from entire catchments and the effects will increase especially in regards to ground water recharge and overland flow paths. This is also supported from the work that NRC has done on river/stream catchments which show the effects from flooding increasing due to development and effects from climate change. The NRC assessment is limited to stream flows and flooding, the effects from development and overland flow paths to streams and rivers does not seem to be considered. In my opinion properties downstream of development will be receiving between 5-10% more stormwater flows over the next 10 years and 20% over the next 30 years.</p> <p>Currently impermeable surfaces coverage is linked to % of area, these areas can be quite large in rural areas i.e., 100ha orchard can have 15ha of impermeable surfaces before triggering a consent or using mitigation measures that may be located right on a boundary discharging to a downstream property or stream, it would be assumed that this may be spread out our there would be a buffer with permeable areas, but my observation is that commercial activity in these zones occurs at the boundary due to access obviously the runoff volume from the</p>	Amend PER-1 of HZ-R2: The impermeable surface coverage of any site is no more than 15% or 3000m², which ever is the lesser.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					15ha property will have a much larger effect on downstream properties.	
Trent Simpkin (S283)	S283.022	Horticulture	HZ-R2	Oppose	The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds means therefore means many homes will still require a resource consent for Impermeable surfaces. all RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say its acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process, and assist with getting back to realistic processing times). This submission point applies to all zones.	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)
Two M Investments Limited (S317)	S317.003	Horticulture	HZ-R2	Support	The submitter considers that rule HZ-R2 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R2.
Far North District Council (S368)	S368.109	Horticulture	HZ-R2	Support in part	The Far North District Engineering Standards April 2022 apply to all land development, including impermeable surfaces that comply with the permitted standards for impermeable surface coverage. The proposed new standard seeks to ensure that the plan users are aware of, and comply with the Far North District Engineering Standards April 2022. Any non-compliance will enable an assessment of the effectiveness of the proposed method for controlling stormwater on site through the resource consent process. The rule will apply in all instances where there is an impermeable surface coverage rule in the PDP.	Amend HZ-R2 to insert PER-2 Stormwater must be disposed of in accordance with Far North District Engineering Standards April 2022.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Puketotara Lodge Ltd (S481)	S481.012	Horticulture	HZ-R2	Not Stated	<p>The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites.</p> <p>The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule.</p> <p>There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule relating to impermeable surface coverage. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,</p>	<p>Amend point c of the matters of discretion as follows: c. the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining adjacent waterbodies (including groundwater and aquifers) or on adjoining adjacent sites; Insert the following as additional matters of discretion:</p> <ul style="list-style-type: none"> • Avoiding nuisance or damage to adjacent or downstream properties; • The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes; • The extent to which the diversion and discharge mimics natural run-off patterns.
Antony Egerton and Stefanie Egerton (S506)	S506.013	Horticulture	HZ-R2	Support	<p>As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land</p>	Retain rules

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					which aims to protect versatile soils for food production for New Zealanders.	
Horticulture New Zealand (S159)	S159.145	Horticulture	HZ-R3	Support in part	Rule HZ-R3 does not state the Standards that will apply. The standards relating to buildings should be included in the rule.	Amend Rule HZ-R3 to add: PER-2The new building or structure, or extensions to an existing building or structure complies with standards:HZ-S1 Maximum heightHZ-S2 Height in relation to boundaryHZ-S3 Setback (excluding from MHWS or wetland, lake and river margins)HZ-S4 Setback from MHWS HZ-S5 Building or structure coverage HZ-S6 Buildings or structures used to house, milk or feed stock (excluding buildings used for an intensive indoor primary production activity)
Two M Investments Limited (S317)	S317.004	Horticulture	HZ-R3	Support	The submitter considers that rule HZ-R3 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R3.
Northland Fish and Game Council (S436)	S436.020	Horticulture	HZ-R3	Not Stated	Existing game bird hunting activities are often constrained by surrounding land use, and generally becomes untenable when this land use changes; for example, when urban and lifestyle encroachment occurs near traditionally hunted sites. Recreational game bird hunting is a very popular activity in the rural environment. The game bird season involves the discharge of shotgun noise. This is not like other constant	Insert provisions that constrain housing and industrial developments near areas with recreational hunting values.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>noises rather it is very brief in duration. Game bird hunting begins at 6:30am in the morning and concludes at 6:30pm at night for the length of the season.</p> <p>Introducing new dwelling areas near areas of recreational significance to hunters can have implications on the future of hunting in these areas. For example, complaints can be made under the Arms Act 1983 which makes clear that anyone discharging a firearm in a public place so as to deliberately endanger, frighten or annoy any other person is guilty of an offence. Shotgun noise may also be a particular issue for public places such as any equestrian arena in the vicinity of maimai used during the game bird hunting season.</p>	
Antony Egerton and Stefanie Egerton (S506)	S506.014	Horticulture	HZ-R3	Support	<p>As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.</p>	Retain rules
Two M Investments Limited (S317)	S317.005	Horticulture	HZ-R4	Support	<p>The submitter considers that rule HZ-R4 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.</p>	Retain rule HZ-R4.
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.061	Horticulture	HZ-R4	Support	<p>PHTTCCT support the provision for home business in zones. It is considered that providing for this activity as a permitted activity, particularly throughout the zones that adjoin the Trail, will help activate the Trail and ensure that that the potential in terms of social and economic impact can be</p>	retain as notified

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					realised (noting the comments made in the Transport Chapter in regards to parking).	
John Andrew Riddell (S431)	S431.144	Horticulture	HZ-R4	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend PER-4 of Rule HZ-R4 so that the hours of operation apply to when the business is open to the public
Antony Egerton and Stefanie Egerton (S506)	S506.015	Horticulture	HZ-R4	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules
Trent Simpkin (S283)	S283.035	Horticulture	HZ-R5	Oppose	This submission applies to all Building Coverage rules within all zones. Amend to be larger, considering the size of allotments allowed for in the zone.	Amend the maximum building or structure coverage to be larger or offer an alternative pathway around this rule, by inserting a PER-2 which says if a building is above the maximum, it is permitted if a visual assessment and landscape plan is provided as part of the building consent.
Two M Investments Limited (S317)	S317.006	Horticulture	HZ-R5	Support	The submitter considers that rule HZ-R5 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R5.
Antony Egerton and Stefanie Egerton (S506)	S506.016	Horticulture	HZ-R5	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy	Retain rules

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	
Two M Investments Limited (S317)	S317.007	Horticulture	HZ-R6	Support	The submitter considers that rule HZ-R6 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R6.
Antony Egerton and Stefanie Egerton (S506)	S506.017	Horticulture	HZ-R6	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules
Horticulture New Zealand (S159)	S159.152	Horticulture	HZ-R7	Oppose	Rural industry supports horticulture production and a discretionary activity status for all rural industry may prevent activities which support horticulture activities. Rural manufacturing is part of rural industry so should be included	Amend Rule HZ-R7 to apply to all rural industry
Two M Investments Limited (S317)	S317.008	Horticulture	HZ-R7	Support	The submitter considers that rule HZ-R7 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R7.
Antony Egerton and Stefanie Egerton (S506)	S506.018	Horticulture	HZ-R7	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy	Retain rules

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	
Two M Investments Limited (S317)	S317.009	Horticulture	HZ-R8	Support	The submitter considers that rule HZ-R8 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R8.
Antony Egerton and Stefanie Egerton (S506)	S506.019	Horticulture	HZ-R8	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules
Two M Investments Limited (S317)	S317.010	Horticulture	HZ-R9	Support	The submitter considers that rule HZ-R9 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R9.
Antony Egerton and Stefanie Egerton (S506)	S506.020	Horticulture	HZ-R9	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules
Horticulture New	S159.146	Horticulture	HZ-R10	Support	Provision for research for the horticulture sector is important	Retain Rule HZ-R10

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Zealand (S159)						
Two M Investments Limited (S317)	S317.011	Horticulture	HZ-R10	Support	The submitter considers that rule HZ-R10 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R10.
Antony Egerton and Stefanie Egerton (S506)	S506.021	Horticulture	HZ-R10	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules
PF Olsen Limited (S91)	S91.023	Horticulture	HZ-R11	Oppose	Regulation 6 of the National Environmental Standards for Plantation Forestry establishes where councils may have more stringent rules than the National Environmental Standard. There is no provision for the plan to contain rule HZ-R11. Also refer to reasons in this submission for RPORZ-R15	Amend rule HZ-R11 deleting PER-1
Summit Forests New Zealand Limited (S148)	S148.051	Horticulture	HZ-R11	Oppose	SFNZ opposes the requirement that plantation forestry and plantation forestry activities do not occur on versatile soils. There are no provisions within the NES-PF that would allow Council to apply a more stringent rule in this regard. Specifically, "An NES prevails over district or regional plan rules except where the NES-PF specifically allows more stringent plan rules". The National Policy Statement for Highly Productive Land does not support such an approach	Amend HZR11 by deleting PER-1 "It is not located on versatile soils" and change "Activity status where compliance not achieved" to "Not Applicable".
Horticulture New	S159.147	Horticulture	HZ-R11	Support in part	Update of terminology	Amend Rule HZ-R11 to delete reference to 'versatile soils' and

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Zealand (S159)						replace with 'highly productive land'
Two M Investments Limited (S317)	S317.012	Horticulture	HZ-R11	Support	The submitter considers that rule HZ-R11 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R11.
Antony Egerton and Stefanie Egerton (S506)	S506.022	Horticulture	HZ-R11	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules
Horticulture New Zealand (S159)	S159.148	Horticulture	HZ-R12	Support	A discretionary activity status for visitor accommodation is supported.	Amend Rule HZ-R12 to change all activities with permitted activity status to a discretionary status
Airbnb (S214)	S214.012	Horticulture	HZ-R12	Support in part	The proposed district plan allows for visitor accommodation as a permitted activity for less than or equal to 6-10 guests on site. If these conditions are not met, the activity is discretionary except in the settlement zone where it is restricted discretionary. Airbnb supports the overall approach to allow visitor accommodation to occur in all zones and commends the Council's leadership in this space. We would, however, recommend that restrictions around the number of guests be standardised to 10 across the district to account for the range of families that tend to stay in this type of accommodation and would also recommend that properties that do not meet permitted status default to restricted discretionary as opposed to discretionary. This would increase certainty	Amend rules to standardise the guest limit cap for permitted visitor accommodation to 10 across all zones and make the default non-permitted status restricted discretionary (as opposed to Discretionary) across all zones.

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					for our Hosts and unlock the full potential of residential visitor accommodation in the district. Airbnb strongly believes that consistency for guests and hosts is important and that a national approach is the most effective way to address these concerns. Kiwis agree with 64% expressing support for national regulation. One example of this type of standardised approach across councils is the Code of Conduct approach as piloted in New South Wales (NSW), Australia (with a robust compliance and enforcement mechanism, perating on a 'two strike' basis whereby bad actors are excluded from participating in the industry for a period of 5 years after repeated breaches of the Code).	
Two M Investments Limited (S317)	S317.013	Horticulture	HZ-R12	Support	The submitter considers that rule HZ-R12 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R12.
Antony Egerton and Stefanie Egerton (S506)	S506.023	Horticulture	HZ-R12	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules
Horticulture New Zealand (S159)	S159.149	Horticulture	HZ-R13	Support in part	A discretionary activity status for education facility is supported.	Amend Rule HZ-R13 to change all activities with permitted activity status to a discretionary status

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Horticulture New Zealand (S159)	S159.150	Horticulture	HZ-R13	Support in part	A setback should apply	Amend Rule HZ-R13 to include: DIS-4 A setback of 20m applies
Two M Investments Limited (S317)	S317.014	Horticulture	HZ-R13	Support	The submitter considers that rule HZ-R13 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R13.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.102	Horticulture	HZ-R13	Support in part	The submitter supports in part rule HZ-R13 Educational facility, it supports the permitted activity standards to provide for small scale educational facilities in the Horticulture zone. However, educational facilities with student attendance higher than 4 may be required to support this environment and suggest student attendance not exceeding 12 to align with an economic sized class for a horticultural qualification.	Amend rule HZ-R13 Educational facility, as follows: Education facility Activity status: Discretionary Permitted Where: PER-1 The education facility is undertaken within ancillary to an established residential and/or horticultural activity. a residential unit. PER-2 Hours of operation are between: 7am-8pm Monday to Friday. 8am-8pm Weekends and public holidays. PER-3 The number of students attending at one time does not exceed 12 four , excluding those who reside onsite. Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Non-complying

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Discretionary
Antony Egerton and Stefanie Egerton (S506)	S506.024	Horticulture	HZ-R13	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules
Horticulture New Zealand (S159)	S159.151	Horticulture	HZ-R14	Oppose	Rural industry supports horticulture production and a discretionary activity status for all rural industry may prevent activities which support horticulture activities. Rural manufacturing is part of rural industry so should be included	Delete Rule HZ-R14
Two M Investments Limited (S317)	S317.015	Horticulture	HZ-R14	Support	The submitter considers that rule HZ-R14 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R14.
Antony Egerton and Stefanie Egerton (S506)	S506.025	Horticulture	HZ-R14	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Horticulture New Zealand (S159)	S159.153	Horticulture	HZ-R15	Support	Discretionary activity or non-complying status for activities that are generally not anticipated in the Horticulture zone is supported.	Retain activity status for Rule HZ-R15
Two M Investments Limited (S317)	S317.016	Horticulture	HZ-R15	Support	The submitter considers that rule HZ-R15 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R15.
Antony Egerton and Stefanie Egerton (S506)	S506.026	Horticulture	HZ-R15	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules
Horticulture New Zealand (S159)	S159.154	Horticulture	HZ-R16	Support	Discretionary activity or non-complying status for activities that are generally not anticipated in the Horticulture zone is supported.	Retain activity status for Rule HZ-R16
Two M Investments Limited (S317)	S317.017	Horticulture	HZ-R16	Support	The submitter considers that rule HZ-R16 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R16.
Antony Egerton and Stefanie Egerton (S506)	S506.027	Horticulture	HZ-R16	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land	Retain rules

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					which aims to protect versatile soils for food production for New Zealanders.	
Horticulture New Zealand (S159)	S159.155	Horticulture	HZ-R17	Support	Discretionary activity or non-complying status for activities that are generally not anticipated in the Horticulture zone is supported.	Retain activity status for Rule HZ-R17
Two M Investments Limited (S317)	S317.018	Horticulture	HZ-R17	Support	The submitter considers that rule HZ-R17 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R17.
Antony Egerton and Stefanie Egerton (S506)	S506.028	Horticulture	HZ-R17	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules
Horticulture New Zealand (S159)	S159.156	Horticulture	HZ-R18	Support	Discretionary activity or non-complying status for activities that are generally not anticipated in the Horticulture zone is supported.	Retain activity status for Rule HZ-R18
Two M Investments Limited (S317)	S317.019	Horticulture	HZ-R18	Support	The submitter considers that rule HZ-R18 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R18.
Antony Egerton and Stefanie Egerton (S506)	S506.029	Horticulture	HZ-R18	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy	Retain rules

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	
Horticulture New Zealand (S159)	S159.157	Horticulture	HZ-R19	Support	Discretionary activity or non-complying status for activities that are generally not anticipated in the Horticulture zone is supported.	Retain activity status for Rule HZ-R19
Two M Investments Limited (S317)	S317.020	Horticulture	HZ-R19	Support	The submitter considers that rule HZ-R19 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R19.
Antony Egerton and Stefanie Egerton (S506)	S506.030	Horticulture	HZ-R19	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules
Horticulture New Zealand (S159)	S159.158	Horticulture	HZ-R20	Support	Discretionary activity or non-complying status for activities that are generally not anticipated in the Horticulture zone is supported.	Retain activity status for Rule HZ-R20
Two M Investments Limited (S317)	S317.021	Horticulture	HZ-R20	Support	The submitter considers that rule HZ-R20 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R20.
Antony Egerton and Stefanie Egerton (S506)	S506.031	Horticulture	HZ-R20	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future	Retain rules

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					generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	
Horticulture New Zealand (S159)	S159.159	Horticulture	HZ-R21	Support	Discretionary activity or non-complying status for activities that are generally not anticipated in the Horticulture zone is supported.	Retain activity status for Rule HZ-R21
Two M Investments Limited (S317)	S317.022	Horticulture	HZ-R21	Support	The submitter considers that rule HZ-R20 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R21.
Antony Egerton and Stefanie Egerton (S506)	S506.032	Horticulture	HZ-R21	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules
Horticulture New Zealand (S159)	S159.160	Horticulture	HZ-R22	Support	Discretionary activity or non-complying status for activities that are generally not anticipated in the Horticulture zone is supported.	Retain activity status for Rule HZ-R22
Two M Investments Limited (S317)	S317.023	Horticulture	HZ-R22	Support	The submitter considers that rule HZ-R22 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R22.
Antony Egerton and Stefanie Egerton (S506)	S506.033	Horticulture	HZ-R22	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows	Retain rules

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					FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	
Horticulture New Zealand (S159)	S159.161	Horticulture	HZ-R23	Support	Discretionary activity or non-complying status for activities that are generally not anticipated in the Horticulture zone is supported.	Retain activity status for Rule HZ-R23
Two M Investments Limited (S317)	S317.024	Horticulture	HZ-R23	Support	The submitter considers that rule HZ-R23 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R23.
Antony Egerton and Stefanie Egerton (S506)	S506.034	Horticulture	HZ-R23	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules
Horticulture New Zealand (S159)	S159.162	Horticulture	HZ-R24	Support	Discretionary activity or non-complying status for activities that are generally not anticipated in the Horticulture zone is supported.	Retain activity status for Rule HZ-R24
Two M Investments Limited (S317)	S317.025	Horticulture	HZ-R24	Support	The submitter considers that rule HZ-R24 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R24.
Antony Egerton and Stefanie	S506.035	Horticulture	HZ-R24	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high	Retain rules

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Egerton (S506)					quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	
Horticulture New Zealand (S159)	S159.163	Horticulture	HZ-R25	Support	Discretionary activity or non-complying status for activities that are generally not anticipated in the Horticulture zone is supported.	Retain activity status for Rule HZ-R25
Two M Investments Limited (S317)	S317.026	Horticulture	HZ-R25	Support	The submitter considers that rule HZ-R25 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R25.
Antony Egerton and Stefanie Egerton (S506)	S506.036	Horticulture	HZ-R25	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules
Horticulture New Zealand (S159)	S159.164	Horticulture	HZ-R26	Support	Discretionary activity or non-complying status for activities that are generally not anticipated in the Horticulture zone is supported.	Retain activity status for Rule HZ-R26
Two M Investments Limited (S317)	S317.027	Horticulture	HZ-R26	Support	The submitter considers that rule HZ-R26 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain rule HZ-R26.

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Antony Egerton and Stefanie Egerton (S506)	S506.037	Horticulture	HZ-R26	Support	As the owners of the property at 494A Kerikeri Road, Kerikeri, we are happy that FNDC has taken the initiative to protect high quality soils that are necessary for the continuation of orchards in Kerikeri. It shows FNDC support to 'care about food-growing abilities at our doorstep' for future generations to be fed from. It is consistent with the Northland Regional Policy Statement and the newly released National Policy Statement on Highly Productive Land which aims to protect versatile soils for food production for New Zealanders.	Retain rules
Imerys Performance Minerals Asia Pacific (S65)	S65.015	Horticulture	Standards	Not Stated	Sufficient protection is required for new and existing quarrying and mining activities from new sensitive activities	insert new standard (refer RPROZ-S7 Sensitive activities setback from boundaries of a Mineral Extraction Overlay
Horticulture New Zealand (S159)	S159.165	Horticulture	HZ-S1	Not Stated	The standard provides for artificial crop protection structures up to 6m	Not stated
Two M Investments Limited (S317)	S317.028	Horticulture	HZ-S1	Support	The submitter considers that standard HZ-S1 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain standard HZ-S1.
Our Kerikeri Community Charitable Trust (S338)	S338.060	Horticulture	HZ-S1	Not Stated	The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character.	Retain PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, and amend PDP to provide additional specific rules/standards, as follows - <ul style="list-style-type: none"> In locations where crop protection structures, cloth/fabric fences or agricultural support structures more than 1.5m high are erected near boundaries that adjoin a road, public land or

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						<p>residential property: those structures must not exceed 5m height and must be setback at least 3m from the boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to provide a landscaping screen and maintain visual amenity; netting or any other fabric must be black or very dark colour.</p> <ul style="list-style-type: none"> • Breach of rules/standards relating to CPS and support structures must be a 'non-complying' activity (not discretionary, not restricted discretionary), and the local community must be given an opportunity to object if they wish.
<p>Kapiro Residents Association (S427)</p>	<p>S427.046</p>	<p>Horticulture</p>	<p>HZ-S1</p>	<p>Support in part</p>	<p>The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character.</p>	<p>Retain PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, and amend PDP to provide additional specific rules/standards, as follows -</p> <ul style="list-style-type: none"> • In locations where crop protection structures, cloth/fabric fences or agricultural support structures more than 1.5m high are erected near boundaries that adjoin a road, public land or residential property: those structures must not exceed 5m height and must be setback at least 3m from the

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						<p>boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to provide a landscaping screen and maintain visual amenity; netting or any other fabric must be black or very dark colour.</p> <ul style="list-style-type: none"> • Breach of rules/standards relating to CPS and support structures must be a 'non-complying' activity (not discretionary, not restricted discretionary), and the local community must be given an opportunity to object if they wish.
<p>Kapiro Conservation Trust (S449)</p>	<p>S449.056</p>	<p>Horticulture</p>	<p>HZ-S1</p>	<p>Support</p>	<p>The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character.</p>	<p>Retain PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, and amend PDP to provide additional specific rules/standards, as follows -</p> <ul style="list-style-type: none"> • In locations where crop protection structures, cloth/fabric fences or agricultural support structures more than 1.5m high are erected near boundaries that adjoin a road, public land or residential property: those structures must not exceed 5m height and must be setback at least 3m from the boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to

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						<p>provide a landscaping screen and maintain visual amenity; netting or any other fabric must be black or very dark colour.</p> <ul style="list-style-type: none"> • Breach of rules/standards relating to CPS and support structures must be a 'non-complying' activity (not discretionary, not restricted discretionary), and the local community must be given an opportunity to object if they wish.
<p>Carbon Neutral NZ Trust (S529)</p>	<p>S529.205</p>	<p>Horticulture</p>	<p>HZ-S1</p>	<p>Support</p>	<p>The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character.</p>	<p>Retain PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, and amend PDP to provide additional specific rules/standards, as follows -</p> <ul style="list-style-type: none"> • In locations where crop protection structures, cloth/fabric fences or agricultural support structures more than 1.5m high are erected near boundaries that adjoin a road, public land or residential property: those structures must not exceed 5m height and must be setback at least 3m from the boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to provide a landscaping screen and maintain visual amenity; netting or any other

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						<p>fabric must be black or very dark colour.</p> <ul style="list-style-type: none"> Breach of rules/standards relating to CPS and support structures must be a 'non-complying' activity (not discretionary, not restricted discretionary), and the local community must be given an opportunity to object if they wish.
Horticulture New Zealand (S159)	S159.166	Horticulture	HZ-S2	Oppose	The standard should not apply to artificial crop protection structures as they are open in nature and let light through.	Amend Standard HZ-S2 by adding: This Standard does not apply to: v) Artificial crop protection structures
Two M Investments Limited (S317)	S317.029	Horticulture	HZ-S2	Support	The submitter considers that standard HZ-S2 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain standard HZ-S2.
John Andrew Riddell (S431)	S431.193	Horticulture	HZ-S2	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.
Jono Corskie (S37)	S37.002	Horticulture	HZ-S3	Oppose	The removal of the provision for 3m offset from sections under 5000sqm ((from the Operative District Plan (inferred)) creates a large amount of parcels of land that have been created assuming a 3m setback to create a building platform. This approach creates additional resource consent requirements for someone who simply wants to add a shed, greenhouse, office or a building consent exempt structure to a parcel that has been created under the previous plan under 5000sqm rules. It also will lead to under utilisation of smaller land parcels, when the plan states it is important to protect this finite resource from inappropriate land	Retain the 3m setback for spray shelters, amend the standard so that the 10m setback from site boundaries only applies to dwellings, 3m setback applies for all other structures for sections under 5000m2, and consider 3m setback for all other structures for sections over 5000m2.

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					use and subdivision to ensure it can be used for its primary purpose. Habitable dwellings adjacent to boundaries have a potential for reverse sensitivity which I assume is the main aim of this rule. With other structures the effect is negligible. Limiting the setback of dwellings to 10m, for sections under 5000sqm the effects of horticultural or rural activities is addressed. All other structures should be able to be built up to 3m setback as per previous plan to avoid unnecessary costs incurred for building and under utilisation of land. The subdivision rules prevent the creation of any more sections where this rule applies going forward, some transition is necessary or 26% of parcels will have significant under utilisation effects.	
Horticulture New Zealand (S159)	S159.167	Horticulture	HZ-S3	Support in part	Standard HZ-S3 provides for artificial crop protection structures with a 3m setback. The setbacks only provide for a 10m setback of habitable buildings from boundaries which is considered insufficient to address potential reverse sensitivity effects	Amend Standard HZ-S3 as follows: The building or structure, or extension or alteration to an existing building or structure must be setback at least 10m from all site boundaries, except <ol style="list-style-type: none"> 1. habitable buildings are setback at least 30m from the boundary of an unsealed road and 20m from side and rear boundaries; and 2. artificial crop protection and support structures are setback at least 3m1m from all site boundaries
Two M Investments Limited (S317)	S317.030	Horticulture	HZ-S3	Support	The submitter considers that standard HZ-S3 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain standard HZ-S3.
Our Kerikeri Community Charitable	S338.061	Horticulture	HZ-S3	Not Stated	The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop	Retain PDP rules/standards that specify crop protection structures and support structures must be set back

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Trust (S338)					protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character.	<p>at least 3m from all site boundaries, and amend PDP to provide additional specific rules/standards, as follows -</p> <ul style="list-style-type: none"> • In locations where crop protection structures, cloth/fabric fences or agricultural support structures more than 1.5m high are erected near boundaries that adjoin a road, public land or residential property: those structures must not exceed 5m height and must be setback at least 3m from the boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to provide a landscaping screen and maintain visual amenity; netting or any other fabric must be black or very dark colour. • Breach of rules/standards relating to CPS and support structures must be a 'non-complying' activity (not discretionary, not restricted discretionary), and the local community must be given an opportunity to object if they wish.
Kapiro Residents Association (S427)	S427.047	Horticulture	HZ-S3	Support in part	The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character.	Retain PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, and amend PDP to provide additional specific rules/standards, as follows -

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						<ul style="list-style-type: none"> In locations where crop protection structures, cloth/fabric fences or agricultural support structures more than 1.5m high are erected near boundaries that adjoin a road, public land or residential property: those structures must not exceed 5m height and must be setback at least 3m from the boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to provide a landscaping screen and maintain visual amenity; netting or any other fabric must be black or very dark colour. Breach of rules/standards relating to CPS and support structures must be a 'non-complying' activity (not discretionary, not restricted discretionary), and the local community must be given an opportunity to object if they wish.
Kapiro Conservation Trust (S449)	S449.057	Horticulture	HZ-S3	Support	<p>The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character.</p>	<p>Retain PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, and amend PDP to provide additional specific rules/standards, as follows -</p> <ul style="list-style-type: none"> In locations where crop protection structures, cloth/fabric fences or agricultural support

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>structures more than 1.5m high are erected near boundaries that adjoin a road, public land or residential property: those structures must not exceed 5m height and must be setback at least 3m from the boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to provide a landscaping screen and maintain visual amenity; netting or any other fabric must be black or very dark colour.</p> <ul style="list-style-type: none"> • Breach of rules/standards relating to CPS and support structures must be a 'non-complying' activity (not discretionary, not restricted discretionary), and the local community must be given an opportunity to object if they wish.
<p>Fire and Emergency New Zealand (S512)</p>	<p>S512.085</p>	<p>Horticulture</p>	<p>HZ-S3</p>	<p>Support in part</p>	<p>Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency.</p> <p>An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and firefighting access through the New Zealand Building Code (NZBC).</p>	<p>Insert advice note to setback standard Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage.</p>

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						<p>Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted</p>
<p>Carbon Neutral NZ Trust (S529)</p>	<p>S529.206</p>	<p>Horticulture</p>	<p>HZ-S3</p>	<p>Support in part</p>	<p>The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character.</p>	<p>Retain PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, and amend PDP to provide additional specific rules/standards, as follows -</p> <ul style="list-style-type: none"> • In locations where crop protection structures, cloth/fabric fences or agricultural support structures more than 1.5m high are erected near boundaries that adjoin a road, public land or residential property: those structures must not exceed 5m height and must be setback at least 3m from the boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to provide a landscaping screen and maintain visual amenity; netting or any other fabric must be black or very dark colour. • Breach of rules/standards relating to CPS and support structures must be a 'non-complying' activity (not discretionary, not restricted discretionary), and the local community must be given an

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						opportunity to object if they wish.
Two M Investments Limited (S317)	S317.031	Horticulture	HZ-S4	Support	The submitter considers that standard HZ-S4 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain standard HZ-S4.
Far North District Council (S368)	S368.058	Horticulture	HZ-S4	Support in part	Typo: There is a typo within the Standard for 'Setback from MHWS' across all zones within the PDP, in matter of discretion d. should be 'constraints' nor 'constricts'	Amend HZ-S4 Replace the word 'constricts' with 'constraints' in the standard for 'Setback from MHWS in all zones in the PDP. d. Natural hazard mitigation and site constricts constraints;
Northland Planning and Development 2020 Limited (S502)	S502.069	Horticulture	HZ-S4	Support in part	Some consistency is sought with NATC-R1 which covers activities within proximity to a wetland, lake or a river margin. As such the layout of the rule has been changed to reflect this, while at the same time allowing for certain structures to be exempt.	Amend HZ-S4 Where:PER-1 The building or structure, or extension or alteration to an existing building or structure must be set back at least 30m from MHWS PER-2The building or structure, or extension or alteration to an existing building or structure within the 30m setback from MHWS is required for:1. restoration and enhancement purposes; or2. natural hazard mitigation undertaken by, or on behalf of, the local authority; or3. a post and wire fence for the purpose of protection from farm stock; or4. Lighting poles by, or on behalf of, the local authority; or5.

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						Footpaths and orpaving no greater than 2m in width; or6. Boundary fences or walls nomore than 2m in height above ground level;
Horticulture New Zealand (S159)	S159.168	Horticulture	HZ-S5	Support in part	Standard HZ-S5 provides for 12.5% site coverage by buildings or structures but excludes crop protection structures and tunnel and glasshouses	Amend Standard HZ-S5 to delete reference to 'glass houses' and replace with 'greenhouses '
Two M Investments Limited (S317)	S317.032	Horticulture	HZ-S5	Support	The submitter considers that standard HZ-S5 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain standard HZ-S5.
Two M Investments Limited (S317)	S317.033	Horticulture	HZ-S6	Support	The submitter considers that standard HZ-S6 is providing for the operation of existing and future horticultural activities without a potential of new activities disrupting or hindering horticultural activity.	Retain standard HZ-S6.
Horticulture New Zealand (S159)	S159.169	Horticulture Processing Facilities	Overview	Support	Specific provision for the horticulture processing facilities is supported.	Support the Overview
Horticulture New Zealand (S159)	S159.170	Horticulture Processing Facilities	HPFZ-O1	Support	The contribution of horticulture processing facilities is recognised and supported	Retain Objective HPFZ-O1
Horticulture New Zealand (S159)	S159.171	Horticulture Processing Facilities	HPFZ-O2	Support	No comment	Retain Objective HPFZ-O2
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.103	Horticulture Processing Facilities	HPFZ-O2	Support	The submitter supports objective HPFZ-O2, as it enables activities that are ancillary to horticulture such as educational facilities (e.g., horticultural training centres).	Retain objective HPFZ-O2, as proposed.

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Horticulture New Zealand (S159)	S159.172	Horticulture Processing Facilities	HPFZ-O4	Support	Avoiding reverse sensitivity on horticulture processing facilities is important	Retain Objective HPFZ-O4
Horticulture New Zealand (S159)	S159.173	Horticulture Processing Facilities	HPFZ-P1	Support	Specific provision for the horticulture processing facilities is supported	Retain Policy HPFZ-P1
Horticulture New Zealand (S159)	S159.174	Horticulture Processing Facilities	HPFZ-P3	Support in part	The policy only seeks to 'manage' land use that compromises the purpose and function of the Horticulture Processing Facilities zone. There should be a more active approach to avoid compromising the zone	Amend Policy HPFZ-P3 to provide a more active approach to avoid compromising the zone
Fire and Emergency New Zealand (S512)	S512.063	Horticulture Processing Facilities	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards	Insert new rule for Emergency service facilities included as a permitted activity. Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings

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Far North District Council (S368)	S368.078	Horticulture Processing Facilities	HPFZ-R1	Support in part	The 'New buildings or structures, and extensions or alterations to existing buildings or structures' rule in each zone needs to be amended to include activities that are permitted, controlled and restricted discretionary, where applicable within the zone. As currently drafted a breach of this rule makes the activity 'discretionary', which was not the intent if the activity itself is permitted, controlled or restricted discretionary ... the standards in PER-2 should apply	Amend HPFZ-R1 " ... New buildings or structures, and extensions or alterations to existing buildings or structures Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted (where applicable, words to the effect...'or controlled, or restricted discretionary') activity ... "
John Andrew Riddell (S431)	S431.135	Horticulture Processing Facilities	HPFZ-R1	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend the rule so that any proposal to set a building or structure less than 20 metres back from the coastal marine area, or from rivers and banks is a non-complying activity
House Movers Section of New Zealand Heavy Haulage Association Inc (S482)	S482.013	Horticulture Processing Facilities	HPFZ-R1	Support in part	The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	amend HPFZ-R1 to: provide for relocated building as a permitted activity whenrelocated buildings meet performance standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report(schedule 2) restricted discretionary activity status for relocated buildings that do not meet the permitted activity status standards
Fire and Emergency New Zealand (S512)	S512.112	Horticulture Processing Facilities	HPFZ-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including	Insertnew standard and/or matter of discretion across zones on infrastructureservicing (including emergency response transport/access and adequate

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					residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	watersupply for firefighting)
Fire and Emergency New Zealand (S512)	S512.113	Horticulture Processing Facilities	HPFZ-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	Insertnew standard and/or matter of discretion across zones on infrastructureservicing (including emergency response transport/access and adequate watersupply for firefighting)
Horticulture New Zealand (S159)	S159.175	Horticulture Processing Facilities	HPFZ-R2	Oppose	An impermeable surface area of no more than 30% is very restrictive for a processing facility	Amend PER-1 of Rule HPFZ-R2 as follows: The impermeable surface coverage of any site is no more than 30% 70% .
Brad Hedger (S269)	S269.004	Horticulture Processing Facilities	HPFZ-R2	Support in part	Unable to determine how effects from climate change has been considered for maintaining this level of impermeable surface coverage. The changes in regards to rainfall are significant currently designers are adding an additional 20% to intensities for climate change, this will increase stormwater run off from entire catchments and the effects will increase especially in regards to ground water recharge and overland flow paths. This is also supported from the work that NRC has done on river/stream catchments which show the effects from flooding increasing due to development and effects from climate change. The NRC assessment is limited to stream flows and flooding, the effects from development and overland flow paths to streams and rivers does not seem to be considered. In my opinion properties downstream of development will be receiving between 5-10% more stormwater flows over the next 10 years and 20% over the next 30 years.	Amend PER-1 of HPFZ-R2: The impermeable surface coverage of any site is no more than 30% or 3,000m2, which ever is the lesser.

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					Currently impermeable surfaces coverage is linked to % of area, these areas can be quite large in rural areas i.e., 5ha property can have 1.5ha of impermeable surfaces before triggering a consent or using mitigation measures that may be located right on a boundary discharging to a downstream property or stream, it would be assumed that this may be spread out over there would be a buffer with permeable areas, but my observation is that commercial activity in these zones occurs at the boundary due to access obviously the runoff volume from the 1.5ha property will have a much larger effect on downstream properties.	
Trent Simpkin (S283)	S283.023	Horticulture Processing Facilities	HPFZ-R2	Oppose	The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds means therefore means many homes will still require a resource consent for Impermeable surfaces. all RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say its acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process, and assist with getting back to realistic processing times). This submission point applies to all zones.	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)
Far North District Council (S368)	S368.110	Horticulture Processing Facilities	HPFZ-R2	Support in part	The Far North District Engineering Standards April 2022 apply to all land development, including impermeable surfaces that comply with the permitted standards for impermeable surface coverage. The proposed new standard seeks to ensure that the plan users are aware of, and comply with the Far North District Engineering Standards April 2022. Any non-compliance will enable	Amend HPFZ -R2 to insert PER-2 Stormwater must be disposed of in accordance with Far North District Engineering Standards April 2022.

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					<p>an assessment of the effectiveness of the proposed method for controlling stormwater on site through the resource consent process.</p> <p>The rule will apply in all instances where there is an impermeable surface coverage rule in the PDP.</p>	
Puketotara Lodge Ltd (S481)	S481.013	Horticulture Processing Facilities	HPFZ-R2	Not Stated	<p>The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites.</p> <p>The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule.</p> <p>There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule relating to impermeable surface coverage. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,</p>	<p>Amend point c of the matters of discretion as follows:</p> <p>c. the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining adjacent waterbodies (including groundwater and aquifers) or on adjoining adjacent sites;</p> <p>Insert the following as additional matters of discretion:</p> <ul style="list-style-type: none"> • Avoiding nuisance or damage to adjacent or downstream properties; • The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes; • The extent to which the diversion and discharge mimics natural run-off patterns.
Ministry of Education Te Tāhuhu o Te	S331.104	Horticulture Processing Facilities	HPFZ-R5	Support	<p>The submitter supports rule HPFZ-R5 Activities not otherwise listed in this chapter, i.e. educational facilities, as a discretionary activity status to avoid reverse sensitivity</p>	<p>Retain rule HPFZ-R5 Activities not otherwise listed in this chapter, as proposed.</p>

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Mātauranga (S331)					effects in the Horticulture Processing Facilities zone.	
Horticulture New Zealand (S159)	S159.176	Horticulture Processing Facilities	HPFZ-S1	Support	12m is the general height of cool stores	Retain Standard HPFZ-S1
John Andrew Riddell (S431)	S431.194	Horticulture Processing Facilities	HPFZ-S2	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.
Fire and Emergency New Zealand (S512)	S512.086	Horticulture Processing Facilities	HPFZ-S3	Support in part	Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency. An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and firefighting access through the New Zealand Building Code (NZBC).	Insert advice note to setback standard Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted
Far North District Council (S368)	S368.059	Horticulture Processing Facilities	HPFZ-S4	Support in part	Typo: There is a typo within the Standard for 'Setback from MHWS' across all zones within the PDP, in matter of discretion d. should be 'constraints' nor 'constricts'	Amend HPFZ-S4 Replace the word 'constricts' with 'constraints' in the standard for 'Setback from MHWS' in all zones in the PDP. d. Natural hazard mitigation and site constricts constraints;
Northland Planning and	S502.070	Horticulture Processing Facilities	HPFZ-S4	Support in part	Some consistency is sought with NATC-R1 which covers activities within proximity to a wetland, lake or a river margin. As such the	Amend HPFZ-S4 Where: PER-1 The building or structure, or

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Development 2020 Limited (S502)					layout of the rule has been changed to reflect this, while at the same time allowing for certain structures to be exempt.	extension or alteration to an existing building or structure must be set back at least 30m from MHWS. PER-2 The building or structure, or extension or alteration to an existing building or structure within the 30m setback from MHWS is required for: 1. restoration and enhancement purposes; or 2. natural hazard mitigation undertaken by, or on behalf of, the local authority; or 3. a post and wire fence for the purpose of protection from farm stock; or 4. Lighting poles by, or on behalf of, the local authority; or 5. Footpaths and or paving no greater than 2m in width; or 6. Boundary fences or walls no more than 2m in height above ground level;
Horticulture New Zealand (S159)	S159.177	Horticulture Processing Facilities	HPFZ-S6	Support	Opotiki had similar rules which were supported	Retain Standard HPFZ-S6
Te Whatu Ora - Health New Zealand, Te Tai Tokerau (S42)	S42.001	Hospital	Overview	Support	It is important the Hospitals are recognised as Regionally Significant Infrastructure in the District Plan and thus supported by a special purpose zone.	Retain the Special Purpose Hospital zone as notified with minor amendments
Te Whatu Ora - Health	S42.002	Hospital	Objectives	Support in part	The Hospital is a significant employment and community hub. In order for it to fulfil these	Insert new objective HOSZ-O4 Integration of associated

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New Zealand, Te Tai Tokerau (S42)					<p>roles there is a growing need currently and in the future for ancillary activities to be established on the Hospital site that are currently not provided and may at this point in time not be considered to be 'normal' Hospital activities. However, as demand for services generates a need there must be flexibility in the approach taken, whereby so long as an activity can demonstrate as being ancillary to the Hospital and health care activities undertaken or proposed to be undertaken then it should be enabled. Examples are childcare activities, commercial activities and private healthcare and research activities which all support the current 'public' health activities occurring on the Hospital site. Furthermore the land holdings that Te Whatu Ora and Hokianga Trust have at the Hospital sites provide the opportunity to locate more of the administration and support services on the sites, freeing up other sites and capital and reducing operational expenditure on leases etc. Better use of existing resources enables more of the health funds to be spent on essential health services for the community.</p>	<p>commercial, administration and ancillary Hospital activities with health care services, which enable patients, staff, consultants, contractors and visitors to efficiently use the Hospital site and avoid travelling to multiple sites for similar and/or associated services.</p>
Creative Northland (S300)	S300.006	Hospital	HOSZ-O1	Support	<p>Creative Northland would like the council to consider creativity as an essential cognitive process in a wide range of hospital activities and hospital related activities are considered and acknowledged with all activity outcomes for the benefit of ones wellbeing. This could include special consideration around the connection and access to cultural practice and inclusion of Tangata Whenua as part of the healing process. But making sure that fostered creativity is evident to improve patient experience within the hospitals and spaces to inspire and empower the journeys that are being experienced in insolation. " It was stated in 2015, psychologist and art</p>	<p>Consider how Creative Northland could help the Hospitals support more creative outcomes? How Tangata Whenua can be involved in the wellbeing outcomes within the Hospital grounds? Creativity to be recognised as a key wellbeing healing activity across all Hospitals. Creative outcomes to be celebrated within the hospital to reflect the wellbeing journey and unique individual outputs that have place of significance - where one is not bound by their disabilities but by the opportunity to inspire new ways of</p>

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					therapist Dr. Cathy Malchiodi cited multiple studies confirming that being creative can increase positive emotions, lessen depressive symptoms, reduce stress, decrease anxiety, and even improve immune system functioning."	seeing the world around us and thinking diversely about outcomes to inspire wellbeing for all.
Te Whatu Ora - Health New Zealand, Te Tai Tokerau (S42)	S42.003	Hospital	HOSZ-P1	Support in part	The Hospital is a significant employment and community hub. In order for it to fulfil these roles there is a growing need currently and in the future for ancillary activities to be established on the Hospital site that are currently not provided and may at this point in time not be considered to be 'normal' Hospital activities. However, as demand for services generates a need there must be flexibility in the approach taken, whereby so long as an activity can demonstrate as being ancillary to the Hospital and health care activities undertaken or proposed to be undertaken then it should be enabled. Examples are childcare activities, commercial activities and private healthcare and research activities which all support the current 'public' health activities occurring on the Hospital site. Furthermore the land holdings that Te Whatu Ora and Hokianga Trust have at the Hospital sites provide the opportunity to locate more of the administration and support services on the sites, freeing up other sites and capital and reducing operational expenditure on leases etc. Better use of existing resources enables more of the health funds to be spent on essential health services for the community.	Amend HOSZ-P1 Recognise the regional significance of the Far North District hospitals by enabling a range of existing and future hospital activities, and hospital related activities, and ancillary activities within the Hospital Zone.
Fire and Emergency New Zealand (S512)	S512.064	Hospital	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in	Insertnew rule for Emergency service facilities included as a permitted activity Emergencyservice facilities are exempt from standards relating to setback distances, vehiclecrossings

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					<p>situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards</p>	
<p>Ngā Kaingamaha o Ngāti Hine Charitable Trust (S555)</p>	<p>S555.005</p>	<p>Hospital</p>	<p>Rules</p>	<p>Support in part</p>	<p>We acknowledge that Rule HOSZ-R5 provides for supported residential care activity, however as noted in the National Planning Standard, a retirement village is complex in nature, and aspects of it are commercial and residential which does not directly align with a supported residential care facility although some parts will i.e. care beds.</p> <p>Given that a retirement village is an activity that is incidental the hospital, we consider this activity to be appropriate within the zone with specific matters of discretion applied to the rule to ensure any adverse effects are mitigated.</p>	<p>Amend the rules to provide for retirement villages as a restricted discretionary activity</p>
<p>House Movers Section of New Zealand Heavy</p>	<p>S482.014</p>	<p>Hospital</p>	<p>HOSZ-R1</p>	<p>Support in part</p>	<p>The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings".</p>	<p>amend HOSZ-R1 to: provide for relocated building as a permitted activity whenrelocated buildings meet performance standards and criteria (see schedule 1).</p>

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Haulage Association Inc (S482)					It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	insert a performance standard for use of a pre inspection report(schedule 2) restricted discretionary activity status for relocated buildings that do not meet the permitted activity status standards
Te Whatu Ora - Health New Zealand, Te Tai Tokerau (S42)	S42.004	Hospital	HOSZ-R2	Support in part	The Hospital is a significant employment and community hub. In order for it to fulfil these roles there is a growing need currently and in the future for ancillary activities to be established on the Hospital site that are currently not provided and may at this point in time not be considered to be 'normal' Hospital activities. However, as demand for services generates a need there must be flexibility in the approach taken, whereby so long as an activity can demonstrate as being ancillary to the Hospital and health care activities undertaken or proposed to be undertaken then it should be enabled. Examples are childcare activities, commercial activities and private healthcare and research activities which all support the current 'public' health activities occurring on the Hospital site. Furthermore the land holdings that Te Whatu Ora and Hokianga Trust have at the Hospital sites provide the opportunity to locate more of the administration and support services on the sites, freeing up other sites and capital and reducing operational expenditure on leases etc. Better use of existing resources enables more of the health funds to be spent on essential health services for the community.	Amend rule HOSZ-R2 Hospital, and hospital related, and ancillary activity
Airbnb (S214)	S214.013	Hospital	HOSZ-R3	Support in part	The proposed district plan allows for visitor accommodation as a permitted activity for less than or equal to 6-10 guests on site. If these conditions are not met, the activity is discretionary except in the settlement zone	Amend rules to standardise the guest limit cap for permitted visitor accommodation to 10 across all zones and make the default non-permitted status restricted

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					<p>where it is restricted discretionary. Airbnb supports the overall approach to allow visitor accommodation to occur in all zones and commends the Council's leadership in this space. We would, however, recommend that restrictions around the number of guests be standardised to 10 across the district to account for the range of families that tend to stay in this type of accommodation and would also recommend that properties that do not meet permitted status default to restricted discretionary as opposed to discretionary. This would increase certainty for our Hosts and unlock the full potential of residential visitor accommodation in the district. Airbnb strongly believes that consistency for guests and hosts is important and that a national approach is the most effective way to address these concerns. Kiwis agree with 64% expressing support for national regulation. One example of this type of standardised approach across councils is the Code of Conduct approach as piloted in New South Wales (NSW), Australia (with a robust compliance and enforcement mechanism, perating on a 'two strike' basis whereby bad actors are excluded from participating in the industry for a period of 5 years after repeated breaches of the Code).</p>	discretionary (as opposed to Discretionary) across all zones.
Te Whatu Ora - Health New Zealand, Te Tai Tokerau (S42)	S42.008	Hospital	HOSZ-R5	Oppose	Supported residential care activity is increasingly a common activity on hospital sites for the likes of activities such as Hospice, Ronald McDonald or Cancer Society houses.	Delete the whole of HOSZ-R5
Te Whatu Ora - Health New Zealand, Te Tai Tokerau (S42)	S42.009	Hospital	HOSZ-S1	Support in part	A height of 16m would allow for a 3 story building including roof plant. For a modern hospital, floor to floor height is required to be in the order of 4.5 m. This allows for sufficient natural air circulation, internal plumbing, electrical and data cabling and access to services, flexibility in the use of	Amend rule HOSZ-S1 be amended as per below (in track changes) and/or make such other amendments so as to achieve the intent of the submission: The maximum height of a building or structure, or extension or alteration to

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					each space and the ability to easily utilise modern medical and lifting equipment etc. Therefore, if the existing Hospital were rebuilt, it would be approximately 16m m high, plus roof top plant and lift machinery etc.	an existing building or structure is 12 16 m above ground level.
Te Whatu Ora - Health New Zealand, Te Tai Tokerau (S42)	S42.010	Hospital	HOSZ-S2	Support in part	It is recognised in the Objectives and Policies that the Hospital is Regionally Significant Infrastructure and as such it is important the Hospital can be developed in an efficient manner. In part this has been addressed in the submission on HOSZ-S1 seeking additional height as a permitted activity over part of the site. Therefore, amendments to the proposed height in relation to boundary rules will enable efficient development of the hospital sites and the associated buildings whilst ensuring potential effects on neighbouring properties are adequately managed	Amend rule HOSZ-S2 be amended as per below (in track changes) and/or make such other amendments so as to achieve the intent of the submission: 1. 55 degrees at 2m above ground level at the northern boundary of the site; 2. 45 degrees at 2m above ground level at the eastern and western boundaries of the site; 3. 35 degrees at 2m above ground level at the southern boundary of the site. 1.45 degrees at 3m above ground level at the boundaries of the site Except where the site boundary adjoins a lawfully established accessway or access lot serving a rear site, the measurement shall be taken from the furthest boundary of the accessway or access lot. This standard does not apply to: i. Solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation. ii. Chimney structures not exceeding 1.2m in width and 1m

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						<p>in height above the building envelope on any elevation.</p> <p>iii. Satellite dishes and aerials not exceeding 1m in height above the building envelope and/or diameter on any elevation.</p> <p>iv. Architectural features (e.g. finials, spires) not exceeding 1m in height above the building envelope on any elevation. v. A building or structure exceeding this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building or structure where it exceeds the standard is 2.7m.</p>
John Andrew Riddell (S431)	S431.195	Hospital	HOSZ-S2	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.
Te Whatu Ora - Health New Zealand, Te Tai Tokerau (S42)	S42.011	Hospital	HOSZ-S3	Support in part	The existing provisions in the District Plan are generally between 2-3m. Increasing the setback to 10m will adversely impact the ability to redevelop the hospital sites.	Amend rule HOSZ-S2 be amended as per below (in track changes) and/or make such other amendments so as to achieve the intent of the submission. The building or structure, or extension or alteration to an existing building or structure must be set back at least

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						must be setback at least 10m 3m from all site boundaries.
Fire and Emergency New Zealand (S512)	S512.087	Hospital	HOSZ-S3	Support in part	<p>Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency.</p> <p>An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and firefighting access through the New Zealand Building Code (NZBC)</p>	<p>Insert advice note to setback standard Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted</p>
Waiaua Bay Farm Limited (S463)	S463.098	Kauri Cliffs	Overview	Oppose	<p>The commentary presented in this Overview section of the chapter requires updating to reflect developments undertaken during the term of the ODP, and to recognise and provide for future development at Kauri Cliffs, including the residential subdivision and development anticipated in the Golf Living subzone.</p> <p>The Proposed Plan deletes references in Chapter 18.7 of the ODP to the future "further complementary" residential development that is anticipated for the Golf Living subzone. WBF considers the omission of these references to be an oversight, given the development is going to be advanced during the term of the Proposed Plan, and readers of the zone should be altered to this.</p>	<p>Delete the Overview as drafted and insert revised Overview as follows: Kauri Cliffs is a large landholding located between Matauri Bay to the north and Tākou Bay to the south. While much of the property is used for farming, the portion of Kauri Cliffs contained in the Kauri Cliffs Zone is internationally recognised as a prestigious golfing facility and luxury accommodation and recreation</p>

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					<p>The Proposed Plan has also, inappropriately in WBF's view, deleted references to the wider farm landholding that forms the bulk of the property. The interfaces between the farm and the KCZ are a key influence on WBF's proposed reconfiguration of the KCZ and any future subdivision layout. It therefore warrants recognition in the 'Overview' of this zone.</p> <p>A comprehensive overview section is considered necessary to provide Plan users with accurate context, given the KCZ is a Special Purpose Zone and therefore differs from all other zones.</p>	<p>destination. Activities in the Kauri Cliffs Zone are controlled by four subzones, the: Lodge subzone; Golf Playing subzone; Golf Living subzone; and Natural Heritage subzone. These subzones provide specific development frameworks intended maintain the character, features and landscape of the Kauri Cliffs Zone. A championship standard golf course has been developed in the Golf Playing subzone. The development of an additional golf course and ancillary facilities is provided for in areas mainly to the west of the existing golf course. The Lodge at Kauri Cliffs is situated centrally in the Lodge subzone. The Lodge provides accommodation, dining, hospitality, golf-related retailing and guest and visitor activities and events. Guest and visitor facilities separate to the Lodge include a spa, gym, sports courts and pools. Detached visitor accommodation units are located north of the Lodge. The development of new visitor accommodation and family-oriented recreational facilities</p>

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						<p>are also provided for in the Lodge subzone. The comprehensively master planned subdivision of land in the Golf Living subzone to create up to 60 lots for subsequent residential development is provided for on a restricted discretionary basis. This development will need to deliver appropriate services and amenity for future residents, within the Golf Living subzone and Lodge subzone and more widely around Kauri Cliffs, such as walking and cycling paths to provide access to services and points of interest. The activities in the Kauri Cliffs Zone contribute significant economic value to the Far North district through the tourism, hospitality and employment opportunities it generates, as well as via operational and capital expenditures. Large areas set aside for ecological restoration are present throughout the Kauri Cliffs Zone and wider property. Future development and activities in the Kauri Cliffs Zone will continue to support the protection and enhancement</p>

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						of environmental values
Waiaua Bay Farm Limited (S463)	S463.099	Kauri Cliffs	KCZ-O1	Oppose	The amendments sought will clarify the range of visitor and guest services required onsite and expressly identify that residential subdivision and development and supporting services/facilities continue to be provided for. This is necessary to provide regulatory certainty to Plan users and stakeholders associated with Kauri Cliffs.	Amend Objective KCZ-O1 as follows: KCZ-O1 The Kauri Cliffs zone is developed To maintain and enhance operate an international standard golfing facility, premier visitor accommodation destination , and ancillary guest facilities, including conference, gym, spa, hospitality , recreation and eating/dining facilities as well as golf living facilities and residential activities and supporting facilities and services.
Waiaua Bay Farm Limited (S463)	S463.100	Kauri Cliffs	KCZ-O2	Oppose	WBF's amendments more concisely and accurately state a key objective for the zone.	Amend Objective KCZ-O2 as follows: KCZ-O2 New uses, development and subdivision maintain and enhance significant natural character, conservation and environmental values The natural characteristics and qualities that contribute to conservation and environmental values in the Kauri Cliffs zone are protected when undertaking land use and subdivision.
Waiaua Bay Farm Limited (S463)	S463.101	Kauri Cliffs	KCZ-P1	Oppose	This policy is outdated and requires amendments to reflect developments undertaken during the term of the ODP. The changes recognise and provide for residential subdivision and development as	Amend Policy KCZ-P1 as follows: KCZ-P1 Provide for land use and subdivision in the Kauri Cliffs zone where it that maintains or enhances the purpose of the zone

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					anticipated in the Golf Living subzone and for development in the Lodge subzone which will be necessary to support both the golfing and residential components of Kauri Cliffs	as an internationally recognised golfing, recreation, tourism and luxury accommodation facility or delivers a master planned residential development.
Waiaua Bay Farm Limited (S463)	S463.102	Kauri Cliffs	KCZ-P2	Support	WBF supports the intent of the original policy but seeks an addition to include ancillary structures related to "golfplaying" along with staff accommodation in relation to the golf activity. As per the track-changes copy of the zone at Annexure C, this policy has been placed in the "golf-playing sub zone" policies as Policy 6.	Amend Policy KCZ-P2 as follows: KCZ-P2 6 Provide for the development of future golf courses and their ancillary structures and staff accommodation within the 'Golf playing subzone' in the Kauri Cliffs zone while ensuring that any adverse effects of development are avoided, remedied or mitigated managing any adverse effects of the development.
Waiaua Bay Farm Limited (S463)	S463.103	Kauri Cliffs	KCZ-P3	Support	This policy has been placed in the "Kauri Cliffs general" section of the zone as this policy should apply to all subzones.	Amend Policy KCZ-P3 as follows: KCZ-P3 2 Ensure that land management practices in the Kauri Cliffs zone are undertaken in a manner that minimises adverse effects on the quality of soil and water resources.
Waiaua Bay Farm Limited (S463)	S463.104	Kauri Cliffs	KCZ-P4	Oppose	This policy has been amended to align with the requirements of WBF within this subzone by incorporating Policy 5, and also better aligns the policy wording with the definitions within the plan. In line with the proposed changes to KCZ-R2	Amend Policy KCZ-P4 as follows: KCZ-P4 5 Enable tourist and golf related activities and provide for the limited extension of the existing guest cottage visitor

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					below, the policy also allows for the extension of the visitor accommodation activity. A detailed reasoning for this is provided below	accommodation units in the Kauri Cliffs Lodge sub-zone where the adverse effects can be avoided, remedied or mitigated managed .
Waiaua Bay Farm Limited (S463)	S463.105	Kauri Cliffs	KCZ-P5	Oppose	As noted with respect to KCZ-P4, this policy has been incorporated into a revised Policy KCZ-P5 to prevent duplication.	Delete Policy KCZ-P5
Waiaua Bay Farm Limited (S463)	S463.106	Kauri Cliffs	KCZ-P6	Oppose	WBF considers it appropriate to provide more directive policy guidance about the matters to be addressed in relation to future residential development.	Amend Policy KCZ-P6 as follows: KCZ-P67 Provide for residential activities in the Golf Living subzone more than 0.5 km inland from the coast and require the siting, design and landscaping to manage effects on the rural and coastal landscape character 'golf living' activities in the Kauri Cliffs zone, where it is consistent with an open rural landscape character and located more than 0.5 km inland from the coast.
Waiaua Bay Farm Limited (S463)	S463.107	Kauri Cliffs	KCZ-P7	Oppose	WBF is of the view that a more specific policy direction is appropriate to guide future development. This policy is proposed to be included with the Kauri Cliffs General policies as it applies to all development throughout the Kauri Cliffs Zone and is not distinct to one subzone.	Amend Policy KCZ-P7 as follows: KCZ-P73 Ensure development in the Kauri Cliffs Zone is appropriately sited and serviced to manage adverse effects on the values of the coastal environment that the siting of buildings in the Kauri Cliffs zone is undertaken in a manner which minimises the impacts of

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						activities and development in the coastal environment, including the provision for adequate infrastructure servicing.
Waiaua Bay Farm Limited (S463)	S463.108	Kauri Cliffs	KCZ-P8	Oppose	This policy can be interpreted as inadvertently requiring all new use and development to maintain or improve air and road access, regardless of whether there is a nexus between the proposal and the access network or not.	Amend Policy KCZ-P8 as follows: KCZ-P84 Maintain or improve road and air access to the Kauri Cliffs Zone if necessary to support new land uses or developments in Ensure that any land use or development undertaken in the Kauri Cliffs zone maintains or improves road and air access to the zone.
Fire and Emergency New Zealand (S512)	S512.065	Kauri Cliffs	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only	Insert new rule for Emergency service facilities included as a permitted activity Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings

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					includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards.	
Waiaua Bay Farm Limited (S463)	S463.109	Kauri Cliffs	Notes	Not Stated	As detailed in its submission points on the Coastal Environment chapter, WBF considers those provisions to be incompatible with the planning framework for Kauri Cliffs that the KCZ establishes. It therefore proposes to confirm in this note that in the event of conflict, the zone provisions prevail over those of the Coastal Environment chapter.	Amend Note 1 as follows: 1. There may be other rules in Part 2-District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter, including the Transport, Hazardous Substances, Noise, Light and Signage chapters. These District-Wide rules may be more stringent than the rules in this chapter. However, in the event of conflict between the provisions of the Kauri Cliffs Zone and the provisions of the Coastal Environment chapter, the zone provisions prevail. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter...
John Andrew Riddell (S431)	S431.136	Kauri Cliffs	KCZ-R1	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend the rule so that any proposal to set a building or structure less than 20 metres back from the coastal marine area, or from rivers and banks is a non-complying activity
Waiaua Bay Farm Limited (S463)	S463.110	Kauri Cliffs	KCZ-R1	Support	While WBF records its support for this rule, it foreshadows that it opposes the 25 m ² permitted GFA limit imposed by standard KCZ-S1(1), which this rule refers to.	Retain Rule KCZ-R1
House Movers	S482.015	Kauri Cliffs	KCZ-R1	Support in part	The Proposed Plan definition of "building" does not clearly include relocated buildings,	amend KCZ-R1 to: provide for relocated building as a

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Section of New Zealand Heavy Haulage Association Inc (S482)					and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	permitted activity whenrelocated buildings meet performance standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report(schedule 2) restricted discretionary activity status for relocated buildings that do not meet the permitted activity status standards
Waiaua Bay Farm Limited (S463)	S463.111	Kauri Cliffs	KCZ-R2	Oppose	The reference to "Kauri Cliffs Zone" in the first line of this rule appears to extend the permitted allowance for visitor accommodation to the entirety of the KCZ, not just the Lodge subzone, which is not the intent. The words "Kauri Cliffs Zone" are therefore recommended to be deleted. The amendments to rule PER-1 reflect WBF's request to extend the Lodge subzone to cover the existing Residences and the area of the 2017 subdivision. The land within the 2017 subdivision will not be developed and sold as a freehold residential subdivision. Portions of the subdivision footprint may, however, be suitable for future visitor accommodation development complementary to and associated with, the Lodge. Furthermore, three of the existing visitor accommodation units are currently located in the Golf Playing subzone, rather than within the mapped extent of the Lodge subzone. Therefore, the requested permitted allowance for 22 visitor accommodation units accounts for: 8 existing units in the Lodge subzone; 3 existing units in the Golf Playing subzone; The Owner's Cottage and three dwellings	Delete the reference to the Kauri Cliffs zone from PER-1 of Rule KCZ-R2 and amend as follows: PER-1 No more than 22 visitor accommodation units including the existing Owner's Cottage and Residences. New buildings for the purpose of visitor accommodation does not exceed 8 guest cottages. Delete PER-2 of Rule KCZ-R2

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					<p>that comprise the Residences; and Leaves a balance allowance for 7 visitor accommodation units in the area of the 2017 subdivision.</p> <p>This arrangement makes provision for reasonable visitor development within approximately 3 ha available on the lower contours of the 2017 subdivision (lower than the internal road).</p> <p>Refer to Annexure B of this submission for a map showing the extent of the proposed enlarged Lodge subzone.</p> <p>With respect to the Golf Living subzone, the Proposed Plan appears to include this provision under "Visitor accommodation" in error. The Golf Living subzone is not an area anticipated for visitor accommodation development and as such, is recommended to delete this provision.</p>	
<p>Northland Fish and Game Council (S436)</p>	<p>S436.021</p>	<p>Kauri Cliffs</p>	<p>KCZ-R3</p>	<p>Not Stated</p>	<p>Existing game bird hunting activities are often constrained by surrounding land use, and generally becomes untenable when this land use changes; for example, when urban and lifestyle encroachment occurs near traditionally hunted sites.</p> <p>Recreational game bird hunting is a very popular activity in the rural environment. The game bird season involves the discharge of shotgun noise. This is not like other constant noises rather it is very brief in duration. Game bird hunting begins at 6:30am in the morning and concludes at 6:30pm at night for the length of the season.</p> <p>Introducing new dwelling areas near areas of recreational significance to hunters can have implications on the future of hunting in these areas. For example, complaints can be made under the Arms Act 1983 which makes clear that anyone discharging a firearm in a public place so as to deliberately endanger, frighten or annoy any other person is guilty of an offence. Shotgun noise may also be a</p>	<p>Insert provisions that constrain housing and industrial developments near areas with recreational hunting values.</p>

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					particular issue for public places such as any equestrian arena in the vicinity of maimai used during the game bird hunting season.	
Waiaua Bay Farm Limited (S463)	S463.112	Kauri Cliffs	KCZ-R3	Support	The purpose of the Golf Living subzone is to facilitate a master planned residential subdivision and development. It is therefore appropriate to permit the development of single dwellings located on previously consented building platforms. The discretionary consenting pathway for applications that do not meet the permitted activity performance standards gives certainty about a rigorous assessment and decisionmaking pathway for any such application.	Delete the reference to the Kauri Cliffs zone from Rule KCZ-R3
Waiaua Bay Farm Limited (S463)	S463.113	Kauri Cliffs	KCZ-R4	Oppose	The rule requires updating to reflect the range of activities in the Lodge subzone.	Delete the reference to the Kauri Cliffs zone in Rule KCZ-R4 and amend Rule KCZ-R4 as follows: Commercial activities including are for the purpose of: 1. Conferences. 2. Eating and dining facilities. 3. Gym and beauty spa facilities. 4. Tourism and hospitality including tours and events. 5. Retail activities associated with golf, and other ancillary recreation, visitor accommodation or the above activities.
Waiaua Bay Farm Limited (S463)	S463.114	Kauri Cliffs	KCZ-R5	Oppose	Not stated	Delete the reference to the Kauri Cliffs zone in Rule KCZ-R5 and amend Rule KCZ-R5 as follows: PER-1 Infrastructureal facilities are associated with the operation

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						and maintenance of the Lodge or golfing, recreation, hospitality or visitor accommodation activities in the Lodge subzone the Lodge and associated accommodation.
<p>Waiaua Bay Farm Limited (S463)</p>	<p>S463.115</p>	<p>Kauri Cliffs</p>	<p>KCZ-R6</p>	<p>Not Stated</p>	<p>The amendment sought simplifies the permitted activities within the subzones.</p>	<p>Delete the reference to the Kauri Cliffs zone in PER 1 of Rule KCZ-R6 and amend PER-1 as follows: PER-1 The facilities or activities associated with the Lodge where they have been lawfully established. Delete PER 2 of Rule KCZ-R6</p> <p>Delete the reference to the Golf living-sub zone and include the Lodge-sub zone in PER 3 of Rule KCZ-R6 and amend PER-3 reference to PER-2 (as current PER-2 has been deleted as per above). As a consequence, delete the reference to PER-3 from the right-hand column of Rule KCZ-R6.</p> <p>Amend points a and c of the matters of discretion for Rule KCZ-R6 as follows: a. Any adverse visual effects on the natural environment and the extent to which mitigation measures ensure that such</p>

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						<p>effects are no more than minor managed</p> <p>c. the extent to which the proposal has been formulated to avoid, remedy or mitigate adverse effects, on any significant archaeological values resources or natural indigenous fauna;</p>
<p>Waiaua Bay Farm Limited (S463)</p>	<p>S463.116</p>	<p>Kauri Cliffs</p>	<p>KCZ-R7</p>	<p>Not Stated</p>	<p>It is appropriate to provide a permitted activity pathway for works associated with pedestrian access, as well as vehicle access.</p> <p>Several of the matters of control appear to have been included in errors, as they relate to structures and buildings rather than access. WBF seeks that these be deleted.</p>	<p>Delete the reference to the Kauri Cliffs zone in Rule KCZ-R7 and amend Rule KCZ-R7 as follows: PER-1 Access is limited to the formation, maintenance and upgrading of vehicle and pedestrian access, tracks and roads. Activity status where compliance not achieved with PER-1: Controlled Matters of control are limited to: a. the size, height, bulk and siting of the structure in relation to existing buildings; b. the colour and reflectivity of the structure and the extent to which it integrates with existing buildings; c. the extent to which planting assists the integration of the structure into the environment; d. the location and design of associated vehicle access,</p>

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						manoeuvring and parking area; and e. the degree to which landscape will retain its open character and visual value.; and the matters of discretion of any infringed standard.
Waiaua Bay Farm Limited (S463)	S463.117	Kauri Cliffs	KCZ-R8	Support	The WBF supports the continued provision for farming activities within the Golf Living subzone.	Retain Rule (inferred) KCZ-R8
Waiaua Bay Farm Limited (S463)	S463.118	Kauri Cliffs	KCZ-R9	Oppose	The provision to comply with standard NOISE-R7 is redundant. NOISE-R7 refers to emergency take-off and landing scenarios. The amendment WBF seeks better reflects the use of helicopters within the KCZ where these comply with standard NOISE-S4. NOISE-S4 relates to noise generated from typical (not emergency) helicopter movements and landings. Compliance with NOISE-S4 is more appropriate as helicopter movements in the KCZ are not restricted to emergency movements only.	Delete the reference to the Kauri Cliffs zone in Rule KCZ-R9 and amend PER-1 of Rule KCZ-R9 as follows:PER-1 Any helicopter landing area complies with standard NOISE R7 S4 Helicopter landing areas.
Waiaua Bay Farm Limited (S463)	S463.119	Kauri Cliffs	KCZ-R16	Oppose	WBF suggests that the Proposed Plan could more appropriately differentiate and provide for modest primary production activities in the KCZ. The amendment WBF proposes seeks to focus non-complying activity status on subsets of primary production that are not contemplated in the zone.	Amend the title of Rule KCZ-R16 as follows:KCZ-R16 Primary Production (excluding farming mining and aquaculture)
Waiaua Bay Farm Limited (S463)	S463.120	Kauri Cliffs	KCZ-S1	Oppose	WBF opposes the 25 m ² GFA limit for permitted buildings in the Lodge subzone. As explained in this submission, the Lodge subzone is a hub for the KCZ. It contains, and is intended to be further developed with, buildings/structures that will be significantly	Amend point 1. of Standard KCZ-S1 as it relates to the Kauri Cliffs zone:Lodge sub-zone as follows: 1. The maximum footprint of a new

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					larger than 25 m ² GFA. WBF's considers that there is ample potential to manage any environmental effects of larger structures (particularly on landscape values) in the Lodge subzone, including in the enlarged (26 hectares) zone footprint sought by this submission.	building or structure is 25 350 m ² .
Puketotara Lodge Ltd (S481)	S481.014	Kauri Cliffs	KCZ-S2	Not Stated	The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites. The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule. There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule relating to impermeable surface coverage. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,	Insert the following as additional matters of discretion: <ul style="list-style-type: none"> • Avoiding nuisance or damage to adjacent or downstream properties; • The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes; • The extent to which the diversion and discharge mimics natural run-off patterns
John Andrew Riddell (S431)	S431.002	Kororāreka Russell Township	Overview	Not Stated	There are requirements set out in the Act and in supporting documents that the proposed Plan must meet, including <ul style="list-style-type: none"> ◦ achieving the sustainable management purpose of the Act; ◦ recognising and providing for the matters of national importance set out section 6 of the Act; ◦ having particular regard to the other matters set out in section 7 of the Act; ◦ taking into account the principles of Te Tiriti o Waitangi; ◦ addressing the functions of territorial authorities (section 31 of the Act) 	Amend the Overview to include statements as follows: <ul style="list-style-type: none"> • that the community wastewater scheme has real, existing capacity limits • that the town has high indigenous biodiversity values includes the presence of kiwi and weka • that the relevant Council responsibilities are more than protection of historic heritage

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					<ul style="list-style-type: none"> ◦ giving effect to national policy statements, including the New Zealand Coastal Policy Statement ("Coastal Policy Statement"); and ◦ giving effect to the Regional Policy Statement for Northland ("Regional Policy Statement"). <p>The provisions do not recognise and provide for the natural and ecological values within Kororāreka/Russell and its environs, including the presence of North Island brown kiwi and North Island weka</p> <p>A bespoke zone, rather than the General Residential zone proposed in earlier drafts of the proposed Plan, reflects the importance of the town as an early contact town, the character of the town, and the limitations on the capacity of wastewater infrastructure.</p>	
Heritage New Zealand Pouhere Taonga (S409)	S409.008	Kororāreka Russell Township	Objectives	Support	<p>The Proposed Plan is required to recognise and provide for the matters of national importance, in particular 6(f) "the protection of historic heritage from inappropriate subdivision, use and development" and s6(e) "the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga."</p> <p>HNZPT considers that the hybrid-plan format of the Proposed Plan, that includes: the identification of historic heritage; heritage area overlays; Kororareka Russell Township Zone and Sites and Areas of Significance to Maori issues (Overview), objectives, policies and rules each within a Section of the plan, is of assistance to the reader in understanding the background and reasons for the rules.</p>	Retain the objectives of the Kororareka Russell Township
Russell Protection Society (INC) (S179)	S179.001	Kororāreka Russell Township	KRT-O1	Support		Retain KRT - O1

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Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.105	Kororāreka Russell Township	KRT-O1	Support	The submitter supports objective KRT-O1 as it provides for non-residential activities, such as educational facilities, with are appropriate for the township.	Retain objective KRT-O1, as proposed.
Russell Protection Society (INC) (S179)	S179.002	Kororāreka Russell Township	KRT-O2	Support		Retain KRT -O2
John Andrew Riddell (S431)	S431.003	Kororāreka Russell Township	KRT-O2	Not Stated	The provisions do not recognise and provide for the natural and ecological values within Kororāreka/Russell and its environs, including the presence of North Island brown kiwi and North Island weka	Amend Objective KRT-02 to insert indigenous biodiversity as a value to recognise and protect.
Russell Protection Society (INC) (S179)	S179.003	Kororāreka Russell Township	KRT-O3	Support		Retain KRT -O3
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.106	Kororāreka Russell Township	KRT-O3	Support	The submitter supports objective KRT-O3 to enable activities, such as educational facilities, that contribute to the well-being of the community while complementing the character, scale and amenity of the Kororāreka Russell Township zone.	Retain objective KRT-O3, as proposed.
Russell Protection Society (INC) (S179)	S179.004	Kororāreka Russell Township	KRT-O4	Support		Retain KRT-O4
Russell Protection Society (INC) (S179)	S179.005	Kororāreka Russell Township	KRT-O5	Support		Retain KRT-O5
Heritage New Zealand Pouhere	S409.009	Kororāreka Russell Township	Policies	Support	The Proposed Plan is required to recognise and provide for the matters of national importance, in particular 6(f) "the protection of historic heritage from inappropriate subdivision, use and development" and s6(e)	Retain the policies for Kororareka Russell Township zone

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Taonga (S409)					"the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga." HNZPT considers that the hybrid-plan format of the Proposed Plan, that includes: the identification of historic heritage; heritage area overlays; Kororareka Russell Township Zone and Sites and Areas of Significance to Maori issues (Overview), objectives, policies and rules each within a Section of the plan, is of assistance to the reader in understanding the background and reasons for the rules.	
John Andrew Riddell (S431)	S431.009	Kororāreka Russell Township	Policies	Not Stated	The proposed Plan's objectives, policies, rules and standards do not ensure adequate recognition and protection of the historic heritage and character and amenity of Kororāreka/Russell. One of the policies in the operative Plan should be transferred to the proposed Plan because it provides sound and clear guidance over the special character of Kororāreka/Russell.	<p>Insert a new policy as follows:That the special character of Russell be protected by:</p> <ol style="list-style-type: none"> 1. providing additional controls in areas of Russell where groups of buildings, places or objects have significant historical associations or characteristics and protecting those buildings which are most important as examples of period styles; 2. retaining the visual dominance of natural landforms in the Kororareka Russell Heritage Area Overlay Part D area (as defined on Map ##);

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						<p>3. ensuring development in the Gateway Area of Matauwhi Bay (as defined on Map ##) reflects its role as an entrance to Russell and that activities are of a scale and size that is consistent with that of Russell itself and appropriate to the character of the Bay;</p> <p>4. maintaining as far as practicable the informal blending of land uses that have evolved to contribute to the village atmosphere of Russell;</p> <p>5. protecting and fostering the small size and pedestrian scale of Russell; and</p> <p>6. ensuring public works and the provision of utility services are carried out in a manner consistent with the special character of Russell.</p>
Russell Protection Society	S179.006	Kororāreka Russell Township	KRT-P1	Support in part	we generally support the objectives and policies of the Kororareka Russell Township Zone, but consider that these can be	Amend KRT-P1 by making specific reference to a FNDC document entitle " Russell Design Guidelines".

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(INC) (S179)					strengthened by providing clarification of what is meant by "scale, character and amenity values".	Alternatively, the following provisions of the Operative plan could be modified for incorporation into the new plan: 11.21 Russell Township Basin and Gateway Area
John Andrew Riddell (S431)	S431.004	Kororāreka Russell Township	KRT-P1	Not Stated	<p>The zoning has evolved over many years, based on archeological, historic and architectural studies in the 1970s, 1980s, 1990s and 2000s. Important components of these reports and studies and guidelines have not been adequately recognised and used to inform the zone's objectives, policies, rules and performance standards. The Council has a very useful Kororāreka/Russell Design Guideline that it does not refer to in the proposed Plan.</p> <p>The proposed Plan's objectives, policies, rules and standards do not ensure adequate recognition and protection of the historic heritage and character and amenity of Kororāreka/Russell.</p> <p>The provisions do not recognise and provide for the natural and ecological values within Kororāreka/Russell and its environs, including the presence of North Island brown kiwi and North Island weka.</p>	<p>Amend Policy KRT-P1 to insert the following additional clauses:</p> <ul style="list-style-type: none"> it is consistent with the Kororāreka/Russell design guidelines adverse effects on indigenous biodiversity are avoided
Lynley Newport (S132)	S132.001	Kororāreka Russell Township	KRT-P2	Support in part	<p>The policy is dictating how an urban dweller MUST receive their phone/telecommunications connectivity and power connectivity, and its wastewater, water and stormwater reticulation. There should be scope for alternatives.</p> <p>Telecommunications no longer must be in ground fibre or copper wire; power no longer must be conventional non- renewable means. Technology has moved on. If a site</p>	<p>Amend KRTZ-P2 to read: Encourage all subdivision..... leave a-f unchanged (except'f' should read potable, not portable water); add sentence at the end;Andwhere it is proposed to rely on alternatives to the reticulated services outlined above, the alternative</p>

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					in this zone is large enough to sustainably cater for on-site wastewater then it should not be 'required' to connect up to a council service. If a property can sustainably provide for their own potable water supply, they should not be 'required' to connect and pay for a council service.	shall be capable of providing the same level of service as conventional reticulated services.
Russell Protection Society (INC) (S179)	S179.007	Kororāreka Russell Township	KRT-P2	Support		Retain KRT - P2
Far North District Council (S368)	S368.022	Kororāreka Russell Township	KRT-P2	Support in part	Minor grammatical error in reference to f.	Amend KRT-P2 Require all subdivision in the Kororareka Russell Township zone to provide the following reticulated services to the boundary of each lot: a. telecommunications; b. fibre where it is available; or c. copper where fibre is not available; d. local network power supply; e. wastewater; and f. portable water and stormwater where they are it is available
Far North District Council (S368)	S368.115	Kororāreka Russell Township	KRT-P2	Support in part	drafting error	Amend KRT-P2 require all subdivision in the Kororareka Russell Township zone to provide the following reticulated services to the boundary of each lot: a. telecommunications b. fibre where it is available ; or c. copper where fibre is not available; d. local network power supply; e. wastewater; and f. portable potable water and

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						stormwater where it is available
John Andrew Riddell (S431)	S431.005	Kororāreka Russell Township	KRT-P2	Not Stated	Clause a. of Policy KRT-P2 may be redundant if telecommunications is intended to cover more than copper or fibre wiring	Delete clause a. of Policy KRT-P2
Russell Protection Society (INC) (S179)	S179.008	Kororāreka Russell Township	KRT-P3	Support		Retain KRT -P3
John Andrew Riddell (S431)	S431.006	Kororāreka Russell Township	KRT-P3	Not Stated	<p>The zoning has evolved over many years, based on archeological, historic and architectural studies in the 1970s, 1980s, 1990s and 2000s. Important components of these reports and studies and guidelines have not been adequately recognised and used to inform the zone's objectives, policies, rules and performance standards. The Council has a very useful Kororāreka/Russell Design Guideline that it does not refer to in the proposed Plan.</p> <p>The proposed Plan's objectives, policies, rules and standards do not ensure adequate recognition and protection of the historic heritage and character and amenity of Kororāreka/Russell.</p> <p>The provisions do not recognise and provide for the natural and ecological values within Kororāreka/Russell and its environs, including the presence of North Island brown kiwi and North Island weka.</p>	Amend Policy KRT-P3 as follows: Provide for a variety of housing typologies within the Kororāreka Russell Township zone, where land is appropriate and adequately serviced by infrastructure and development is consistent with the Kororāreka Russell design guidelines and does not compromise historic heritage, natural and amenity values
Russell Protection Society (INC) (S179)	S179.009	Kororāreka Russell Township	KRT-P4	Support		Retain KRT- P4
Ministry of Education Te Tāhuhu o Te	S331.107	Kororāreka Russell Township	KRT-P4	Support	The submitter supports policy KRT-P4 to enable activities, such as educational facilities, that support the social and economic well-being of the community.	Retain policy KRT-P4, as proposed.

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Mātauranga (S331)						
Russell Protection Society (INC) (S179)	S179.010	Kororāreka Russell Township	KRT-P5	Support		Retain KRT-P5
John Andrew Riddell (S431)	S431.007	Kororāreka Russell Township	KRT-P5	Not Stated	The proposed Plan's objectives, policies, rules and standards do not ensure adequate recognition and protection of the historic heritage and character and amenity of Kororāreka/Russell	Amend clause d. of policy KRT-P5 as follows: <ol style="list-style-type: none"> address road safety and efficiency avoid as far as practicable adverse effects on the residential, natural and amenity values and functions of the Kororāreka Russell Township Zone.
Russell Protection Society (INC) (S179)	S179.011	Kororāreka Russell Township	KRT-P6	Support in part	We generally support the Objectives and Policies of the Kororareka Russell Township zone but consider that these can be strengthened by providing clarification of what is meant by "scale, character and amenity values"	Amend KRT- P6 to include a statement acknowledging that there is a need to protect historical sight line corridors that provide views of Kororareka Bay. In addition, a policy from the Operative plan that reads..." That a reasonable level of privacy and peaceful enjoyment be provided for residents" could be incorporated into the plan
John Andrew Riddell (S431)	S431.008	Kororāreka Russell Township	KRT-P6	Not Stated	The proposed Plan's objectives, policies, rules and standards do not ensure adequate recognition and protection of the historic heritage and character and amenity of Kororāreka/Russell.	Amend Policy KRT-P6, changing the wording and inserting a new clause as follows: Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant

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						<p>to the application:</p> <ul style="list-style-type: none"> a. the public benefit of the proposed activity; b. the siting and design of buildings, structures, outdoor storage areas, parking, internal roading and vegetation; c. any adverse effects on the character and amenity of adjacent zone; d. the temporary or permanent nature of any adverse effects; e. the need for and location of earthworks and vegetation clearance; f. the provision of low impact design principles; and g. the likelihood of the activity creating or exacerbating a natural hazard. h. the protection of: <ul style="list-style-type: none"> i. historic heritage; ii. Indigenous biodiversity; iii. the natural character of the coastal environment and margins of wetlands, lakes and rivers; iv. landforms; vi sites and areas of significance to Māori and cultural values; and v. identified and potential public access corridors and esplanade reserves; i. provision for areas of open space and outdoor living space; j. provision of landscaping, screening and planting; k. consistency with the design, character, scale and amenity of the surrounding residential

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						<p>environment;l. level of privacy, visual dominance and shading effects on adjoining sites;m. protection of pedestrian scale, layout and development within Kororāreka Russell;n. sunlight and daylight access;o. the adequacy of available or programmed development infrastructure and the certainty that any programmed future development of infrastructure occurs;p. level of integration with other activities within the zone;q. hours of operation;r. provision for car parking;s. integration and connectivity within the surrounding road network;t. the ability of the site to address waste water, stormwater, soakage, water supply including fire fighting;u. community well-being, health and safety;v. number of planned or potential people on site;w. any site constraints or natural hazard mitigation; andx. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6; andy. the preference for buildings that are small scale,</p>

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						and have simple shapes and a lack of ornamentation within the zone.
John Andrew Riddell (S431)	S431.147	Kororāreka Russell Township	KRT-P6	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend point h. of Policy KRT-P6 as follows: the adequacy of available or programmed development infrastructure and the certainty that any programmed future development of infrastructure will occur
Russell Protection Society (INC) (S179)	S179.108	Kororāreka Russell Township	Rules	Not Stated		Insert rule for helicopter landing areas, except for emergency purposes should be a non complying activity
Heritage New Zealand Pouhere Taonga (S409)	S409.010	Kororāreka Russell Township	Rules	Support	The Proposed Plan is required to recognise and provide for the matters of national importance, in particular 6(f) "the protection of historic heritage from inappropriate subdivision, use and development" and s6(e) "the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga." HNZPT considers that the hybrid-plan format of the Proposed Plan, that includes: the identification of historic heritage; heritage area overlays; Kororareka Russell Township Zone and Sites and Areas of Significance to Maori issues (Overview), objectives, policies and rules each within a Section of the plan, is of assistance to the reader in understanding the background and reasons for the rules.	Retain the rules for Kororareka Russell Township zone

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Fire and Emergency New Zealand (S512)	S512.066	Kororāreka Russell Township	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards.	Insert new rule for Emergency service facilities included as a permitted activity. Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings.
Our Kerikeri Community Charitable Trust (S338)	S338.027	Kororāreka Russell Township	KRT-R1	Not Stated	We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes. However, one of our concerns is that the rules around outdoor space are inadequate, and there is a danger that in the drive for higher density, the planning rules will not achieve the overall goal of protecting what is valued by the community. We believe that intensification in urban zones should be encouraged in the form of well-designed two	Amend the PDP provisions for multi-unit developments to: <ul style="list-style-type: none"> include requirements for outdoor space beyond the area needed to move and park vehicles private, including private and shared outdoor space on the north, east or west side of a building where multi-unit developments take place

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					<p>or three storey buildings (e.g. apartment blocks) with permeable areas including garden/landscaped ground.</p> <p>In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.</p>	<p>alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.</p>
Far North District Council (S368)	S368.079	Kororāreka Russell Township	KRT-R1	Support in part	<p>The 'New buildings or structures, and extensions or alterations to existing buildings or structures' rule in each zone needs to be amended to include activities that are permitted, controlled and restricted discretionary, where applicable within the zone. As currently drafted a breach of this rule makes the activity 'discretionary', which was not the intent if the activity itself is permitted, controlled or restricted discretionary ... the standards in PER-2 should apply</p>	<p>Amend KRT-R1</p> <p>" ... New buildings or structures, and extensions or alterations to existing buildings or structures Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted (where applicable, words to the effect...'or controlled, or restricted discretionary') activity ... "</p>
Kapiro Residents Association (S427)	S427.037	Kororāreka Russell Township	KRT-R1	Support in part	<p>We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes. However, one of our concerns is that the rules around outdoor space are inadequate, and there is a danger that in the drive for higher density, the planning rules will not achieve the overall goal of protecting what is valued by the community. We believe that intensification in urban zones should be</p>	<p>Amend the PDP provisions for multi-unit developments to:</p> <ul style="list-style-type: none"> include requirements for outdoor space beyond the area needed to move and park vehicles private, including private and shared outdoor space on the north, east or west side of a building

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					<p>encouraged in the form of well-designed two or three storey buildings (e.g. apartment blocks) with permeable areas including garden/landscaped ground.</p> <p>In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.</p>	<ul style="list-style-type: none"> where multi-unit developments take place alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.
<p>John Andrew Riddell (S431)</p>	<p>S431.010</p>	<p>Kororāreka Russell Township</p>	<p>KRT-R1</p>	<p>Not Stated</p>	<p>A bespoke zone, rather than the General Residential zone proposed in earlier drafts of the proposed Plan, reflects the importance of the town as an early contact town, the character of the town, and the limitations on the capacity of wastewater infrastructure. This bespoke zoning has evolved over many years, based on archeological, historic and architectural studies in the 1970s, 1980s, 1990s and 2000s. Important components of these reports and studies and guidelines have not been adequately recognised and used to inform the zone's objectives, policies, rules and performance standards. The Council has a very useful Kororāreka/Russell Design Guideline that it does not refer to in the proposed Plan.</p> <p>The bespoke zoning is further supported by Environment Court decisions, including a decision on an appeal that introduced what is called 'The Russell Township Basin and Gateway Area' in the operative Far North District Plan ("the operative Plan"). This decision has been departed from in the proposed Plan, resulting in more onerous</p>	<p>Insert two further matters of discretion EITHER:</p> <ul style="list-style-type: none"> to restricted discretionary rules KRT-R1 new buildings or structures and extensions to existing buildings or structures, KRT-R2 impermeable surface coverage, KRT-R3, residential activity and KRT-R8 minor residential unit; OR to standards KRT-S1 maximum height, KRT-S2 height in relation to boundary, KRT-S3 setback, KRT-S4 setback from MHWS, KRTS5 building or structure coverage, KRT-S6 outdoor living space, KRT-S7 fencing and boundary walls, KRT-S8 outdoor storage <p>as follows:</p>

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					provisions in the proposed Plan than are necessary to protect the character and values.	<ul style="list-style-type: none"> the extent of building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity; consistency with the Kororāreka/Russell Design Guidelines
John Andrew Riddell (S431)	S431.023	Kororāreka Russell Township	KRT-R1	Not Stated	The proposed Plan's objectives, policies, rules and standards do not ensure adequate recognition and protection of the historic heritage and character and amenity of Kororāreka/Russell.	Amend standard KRT-S4 setback) Rule KRTR-R1 inferred) from MHWS so that where the standard is not met because the building or structure or alteration to an existing building or structure results in a setback of 20 m or less from MHWS is provided for as a non-complying activity.
House Movers Section of New Zealand Heavy Haulage Association Inc (S482)	S482.016	Kororāreka Russell Township	KRT-R1	Support in part	The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	amend KRT-R1 to: provide for relocated building as a permitted activity whenrelocated buildings meet performance standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report(schedule 2) restricted discretionary activity status for relocated buildings that do not meet the permitted activity status standards
Fire and Emergency New	S512.114	Kororāreka Russell Township	KRT-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5	Insertnew standard and/or matter of discretion across zones on infrastructureservicing (including

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Zealand (S512)					requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	emergency response transport/access and adequate watersupply for firefighting)
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.051	Kororāreka Russell Township	KRT-R1	Support in part	<p>We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes. However, one of our concerns is that the rules around outdoor space are inadequate, and there is a danger that in the drive for higher density, the planning rules will not achieve the overall goal of protecting what is valued by the community. We believe that intensification in urban zones should be encouraged in the form of well-designed two or three storey buildings (e.g. apartment blocks) with permeable areas including garden/landscaped ground.</p> <p>In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.</p>	<p>Amend the PDP provisions for multi-unit developments to:</p> <ul style="list-style-type: none"> include requirements for outdoor space beyond the area needed to move and park vehicles private, including private and shared outdoor space on the north, east or west side of a building where multi-unit developments take place alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.
Carbon Neutral NZ Trust (S529)	S529.195	Kororāreka Russell Township	KRT-R1	Support in part	<p>We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes. However, one of our concerns is that the rules around outdoor space are inadequate,</p>	<p>Amend the PDP provisions for multi-unit developments:</p> <ul style="list-style-type: none"> include requirements for outdoor space beyond the area needed to move and park vehicles private,

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					<p>and there is a danger that in the drive for higher density, the planning rules will not achieve the overall goal of protecting what is valued by the community. We believe that intensification in urban zones should be encouraged in the form of well-designed two or three storey buildings (e.g. apartment blocks) with permeable areas including garden/landscaped ground.</p> <p>In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.</p>	<p>including private and shared outdoor space on the north, east or west side of a building</p> <ul style="list-style-type: none"> • where multi-unit developments take place alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.
Russell Protection Society (INC) (S179)	S179.012	Kororāreka Russell Township	KRT-R2	Support in part	The impermeable surface coverage control for this zone of 35% is supported , however no specific indication is given as to what level of coverage is considered appropriate as a restricted discretionary activity	Amend KPT -R2 to specify 40% as a restricted discretionary activity
Trent Simpkin (S283)	S283.024	Kororāreka Russell Township	KRT-R2	Oppose	The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds means therefore means many homes will still require a resource consent for Impermeable surfaces. all RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say its acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process, and assist with getting back to realistic	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)

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					processing times). This submission point applies to all zones.	
Far North District Council (S368)	S368.111	Kororāreka Russell Township	KRT-R2	Support in part	<p>The Far North District Engineering Standards April 2022 apply to all land development, including impermeable surfaces that comply with the permitted standards for impermeable surface coverage. The proposed new standard seeks to ensure that the plan users are aware of, and comply with the Far North District Engineering Standards April 2022. Any non-compliance will enable an assessment of the effectiveness of the proposed method for controlling stormwater on site through the resource consent process.</p> <p>The rule will apply in all instances where there is an impermeable surface coverage rule in the PDP.</p>	Amend KRT -R2 to insert PER-2 Stormwater must be disposed of in accordance with Far North District Engineering Standards April 2022.
John Andrew Riddell (S431)	S431.011	Kororāreka Russell Township	KRT-R2	Not Stated	<p>A bespoke zone, rather than the General Residential zone proposed in earlier drafts of the proposed Plan, reflects the importance of the town as an early contact town, the character of the town, and the limitations on the capacity of wastewater infrastructure. This bespoke zoning has evolved over many years, based on archeological, historic and architectural studies in the 1970s, 1980s, 1990s and 2000s. Important components of these reports and studies and guidelines have not been adequately recognised and used to inform the zone's objectives, policies, rules and performance standards. The Council has a very useful Kororāreka/Russell Design Guideline that it does not refer to in the proposed Plan.</p> <p>The bespoke zoning is further supported by Environment Court decisions, including a decision on an appeal that introduced what is called 'The Russell Township Basin and Gateway Area' in the operative Far North District Plan ("the operative Plan"). This decision has been departed from in the</p>	<p>Insert two further matters of discretion EITHER:</p> <ul style="list-style-type: none"> to restricted discretionary rules KRT-R1 new buildings or structures and extensions to existing buildings or structures, KRT-R2 impermeable surface coverage, KRT-R3, residential activity and KRT-R8 minor residential unit; OR to standards KRT-S1 maximum height, KRT-S2 height in relation to boundary, KRT-S3 setback, KRT-S4 setback from MHWS, KRT-S5 building or structure coverage, KRT-S6 outdoor living space, KRT-S7 fencing and boundary walls, KRT-S8 outdoor storage

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					<p>proposed Plan, resulting in more onerous provisions in the proposed Plan than are necessary to protect the character and values.</p>	<p>as follows:</p> <ul style="list-style-type: none"> • the extent of building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity; • consistency with the Kororāreka/Russell Design Guidelines
<p>Puketotara Lodge Ltd (S481)</p>	<p>S481.015</p>	<p>Kororāreka Russell Township</p>	<p>KRT-R2</p>	<p>Not Stated</p>	<p>The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites.</p> <p>The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule.</p> <p>There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule relating to impermeable surface coverage. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,</p>	<p>Amend point c of the matters of discretion as follows:</p> <p>c. the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining adjacent waterbodies (including groundwater and aquifers) or on adjoining adjacent sites;</p> <p>Insert the following as additional matters of discretion:</p> <ul style="list-style-type: none"> • Avoiding nuisance or damage to adjacent or downstream properties; • The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes;

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						<ul style="list-style-type: none"> The extent to which the diversion and discharge mimics natural run-off patterns.
Russell Protection Society (INC) (S179)	S179.013	Kororāreka Russell Township	KRT-R3	Support in part	provides a clear understanding of the anticipated scale or intensity of development considered appropriate for this zone	Amend KRT-R3 to include restricted discretionary control of 800m2
John Andrew Riddell (S431)	S431.012	Kororāreka Russell Township	KRT-R3	Not Stated	<p>A bespoke zone, rather than the General Residential zone proposed in earlier drafts of the proposed Plan, reflects the importance of the town as an early contact town, the character of the town, and the limitations on the capacity of wastewater infrastructure. This bespoke zoning has evolved over many years, based on archeological, historic and architectural studies in the 1970s, 1980s, 1990s and 2000s. Important components of these reports and studies and guidelines have not been adequately recognised and used to inform the zone's objectives, policies, rules and performance standards. The Council has a very useful Kororāreka/Russell Design Guideline that it does not refer to in the proposed Plan.</p> <p>The bespoke zoning is further supported by Environment Court decisions, including a decision on an appeal that introduced what is called 'The Russell Township Basin and Gateway Area' in the operative Far North District Plan ("the operative Plan"). This decision has been departed from in the proposed Plan, resulting in more onerous provisions in the proposed Plan than are necessary to protect the character and values.</p>	<p>Insert two further matters of discretion EITHER:</p> <ul style="list-style-type: none"> to restricted discretionary rules KRT-R1 new buildings or structures and extensions to existing buildings or structures, KRT-R2 impermeable surface coverage, KRT-R3, residential activity and KRT-R8 minor residential unit; OR to standards KRT-S1 maximum height, KRT-S2 height in relation to boundary, KRT-S3 setback, KRT-S4 setback from MHWS, KRT-S5 building or structure coverage, KRT-S6 outdoor living space, KRT-S7 fencing and boundary walls, KRT-S8 outdoor storage <p>as follows:</p> <ul style="list-style-type: none"> the extent of building area and the scale of the building and the extent to which they are

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						<p>compatible with both the built and natural environments in the vicinity;</p> <ul style="list-style-type: none"> consistency with the Kororāreka/Russell Design Guidelines
Northland Fish and Game Council (S436)	S436.022	Kororāreka Russell Township	KRT-R3	Not Stated	<p>Existing game bird hunting activities are often constrained by surrounding land use, and generally becomes untenable when this land use changes; for example, when urban and lifestyle encroachment occurs near traditionally hunted sites.</p> <p>Recreational game bird hunting is a very popular activity in the rural environment. The game bird season involves the discharge of shotgun noise. This is not like other constant noises rather it is very brief in duration. Game bird hunting begins at 6:30am in the morning and concludes at 6:30pm at night for the length of the season.</p> <p>Introducing new dwelling areas near areas of recreational significance to hunters can have implications on the future of hunting in these areas. For example, complaints can be made under the Arms Act 1983 which makes clear that anyone discharging a firearm in a public place so as to deliberately endanger, frighten or annoy any other person is guilty of an offence. Shotgun noise may also be a particular issue for public places such as any equestrian arena in the vicinity of maimai used during the game bird hunting season.</p>	Insert provisions that constrain housing and industrial developments near areas with recreational hunting values.
Russell Protection Society (INC) (S179)	S179.014	Kororāreka Russell Township	KRT-R4	Support	supported because they reflect the nature and character of Russell where many people are either self-employed or working in small scale craft industries	Retain KRT-R4

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Airbnb (S214)	S214.014	Kororāreka Russell Township	KRT-R4	Support in part	The proposed district plan allows for visitor accommodation as a permitted activity for less than or equal to 6-10 guests on site. If these conditions are not met, the activity is discretionary except in the settlement zone where it is restricted discretionary. Airbnb supports the overall approach to allow visitor accommodation to occur in all zones and commends the Council's leadership in this space. We would, however, recommend that restrictions around the number of guests be standardised to 10 across the district to account for the range of families that tend to stay in this type of accommodation and would also recommend that properties that do not meet permitted status default to restricted discretionary as opposed to discretionary. This would increase certainty for our Hosts and unlock the full potential of residential visitor accommodation in the district. Airbnb strongly believes that consistency for guests and hosts is important and that a national approach is the most effective way to address these concerns. Kiwis agree with 64% expressing support for national regulation. One example of this type of standardised approach across councils is the Code of Conduct approach as piloted in New South Wales (NSW), Australia (with a robust compliance and enforcement mechanism, perating on a 'two strike' basis whereby bad actors are excluded from participating in the industry for a period of 5 years after repeated breaches of the Code).	Amend rules to standardisethe guest limit cap for permitted visitor accommodation to 10 across all zonesand make the default non-permitted status restricted discretionary (as opposedto Discretionary) across all zones.
Russell Protection Society (INC) (S179)	S179.015	Kororāreka Russell Township	KRT-R5	Support	supported because they reflect the nature and character of Russell where many people are either self-employed or working in small scale craft industries	Retain KRT-R5
Trent Simpkin (S283)	S283.036	Kororāreka Russell Township	KRT-R5	Oppose	This submission applies to all Building Coverage rules within all zones. Amend to	Amend the maximum building or structure coverage to be larger or offer an alternative pathway around

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					be larger, considering the size of allotments allowed for in the zone.	this rule, by inserting a PER-2 which says if a building is above the maximum, it is permitted if a visual assessment and landscape plan is provided as part of the building consent.
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.062	Kororāreka Russell Township	KRT-R5	Support	PHTTCCT support the provision for home business in zones. It is considered that providing for this activity as a permitted activity, particularly throughout the zones that adjoin the Trail, will help activate the Trail and ensure that that the potential in terms of social and economic impact can be realised (noting the comments made in the Transport Chapter in regards to parking).	retain as notified
John Andrew Riddell (S431)	S431.022	Kororāreka Russell Township	KRT-R5	Not Stated	Not stated	Amend PER-5 of Rule KRT-R5, home business, so that hours of operation only apply to the hours open to the public
John Andrew Riddell (S431)	S431.145	Kororāreka Russell Township	KRT-R5	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend PER-5 of Rule KRT-R5 so that the hours of operation apply to when the business is open to the public
Russell Protection Society (INC) (S179)	S179.016	Kororāreka Russell Township	KRT-R6	Support	supported because they reflect the nature and character of Russell where many people are either self-employed or working in small scale craft industries	Retain KRT-R6
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.108	Kororāreka Russell Township	KRT-R6	Support	The submitter supports rule KRT-R6 Educational facility, the permitted activity standards to provide for small scale educational facilities in the Kororāreka Russell Township zone. Due to the character, scale and amenity of this zone, the Ministry accept the discretionary activity status if compliance with the permitted activity standards cannot be achieved.	Retain rule KRT-R6 Educational facility, as proposed.
Russell Protection Society	S179.017	Kororāreka Russell Township	KRT-R7	Support	supported because they reflect the nature and character of Russell where many people	Retain KRT-R7

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
(INC) (S179)					are either self-employed or working in small scale craft industries	
Lynley Newport (S133)	S133.001	Kororāreka Russell Township	KRT-R8	Support	I support the provision allowing a minor residential unit in the Kororareka Russell Township zone, and its category of activity	retain KRT-R8 (inferred)
Russell Protection Society (INC) (S179)	S179.018	Kororāreka Russell Township	KRT-R8	Support in part	KRT-R* is supported, however there is an outstanding need to define what a minor residential unit is in terms of scale. It is suggested that 45m ² is an appropriate scale for a minor unit, provided that it satisfies that impermeable surface control for the site	Amend KRT-R8 to include 45m ² as an appropriate scale for a minor unit
John Andrew Riddell (S431)	S431.013	Kororāreka Russell Township	KRT-R8	Not Stated	<p>A bespoke zone, rather than the General Residential zone proposed in earlier drafts of the proposed Plan, reflects the importance of the town as an early contact town, the character of the town, and the limitations on the capacity of wastewater infrastructure. This bespoke zoning has evolved over many years, based on archeological, historic and architectural studies in the 1970s, 1980s, 1990s and 2000s. Important components of these reports and studies and guidelines have not been adequately recognised and used to inform the zone's objectives, policies, rules and performance standards. The Council has a very useful Kororāreka/Russell Design Guideline that it does not refer to in the proposed Plan.</p> <p>The bespoke zoning is further supported by Environment Court decisions, including a decision on an appeal that introduced what is called 'The Russell Township Basin and Gateway Area' in the operative Far North District Plan ("the operative Plan"). This decision has been departed from in the proposed Plan, resulting in more onerous provisions in the proposed Plan than are necessary to protect the character and values.</p>	<p>Insert two further matters of discretion EITHER:</p> <ul style="list-style-type: none"> to restricted discretionary rules KRT-R1 new buildings or structures and extensions to existing buildings or structures, KRT-R2 impermeable surface coverage, KRT-R3, residential activity and KRT-R8 minor residential unit; OR to standards KRT-S1 maximum height, KRT-S2 height in relation to boundary, KRT-S3 setback, KRT-S4 setback from MHWS, KRT-S5 building or structure coverage, KRT-S6 outdoor living space, KRT-S7 fencing and boundary walls, KRT-S8 outdoor storage <p>as follows:</p> <ul style="list-style-type: none"> the extent of building area and the scale of the building and the extent to which they are

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>compatible with both the built and natural environments in the vicinity;</p> <ul style="list-style-type: none"> consistency with the Kororāreka/Russell Design Guidelines
Russell Protection Society (INC) (S179)	S179.019	Kororāreka Russell Township	KRT-R9	Oppose	The Provision for KRT-R(in setting a limit of six occupants, may be unworkable given the usual size of such villages. This may be an activity more appropriately located in the Mixed Use zone or, alternatively the permitted capacity may have to be increased	Amend KRT-R9 to increase the permitted capacity (inferred)
Russell Protection Society (INC) (S179)	S179.020	Kororāreka Russell Township	KRT-R10	Support		Retain KRT - R10
Russell Protection Society (INC) (S179)	S179.021	Kororāreka Russell Township	KRT-R11	Support		Retain KRT-R11
Russell Protection Society (INC) (S179)	S179.022	Kororāreka Russell Township	KRT-R12	Support		Retain KRT-R12
Russell Protection Society (INC) (S179)	S179.023	Kororāreka Russell Township	KRT-R13	Support		Retain KRT-R13
Russell Protection Society (INC) (S179)	S179.024	Kororāreka Russell Township	KRT-R14	Support		Retain KRT-R14

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Russell Protection Society (INC) (S179)	S179.025	Kororāreka Russell Township	KRT-R15	Support		Retain KRT-R15
Russell Protection Society (INC) (S179)	S179.026	Kororāreka Russell Township	KRT-R16	Support		Retain KRT-R16
Russell Protection Society (INC) (S179)	S179.027	Kororāreka Russell Township	KRT-R17	Support		Retain KRT-R17
Russell Protection Society (INC) (S179)	S179.028	Kororāreka Russell Township	KRT-R18	Support		Retain KRT-R18
Russell Protection Society (INC) (S179)	S179.029	Kororāreka Russell Township	KRT-R19	Support		Retain KRT-R19
Russell Protection Society (INC) (S179)	S179.030	Kororāreka Russell Township	KRT-R20	Support		Retain KRT-R20
Russell Protection Society (INC) (S179)	S179.031	Kororāreka Russell Township	KRT-S1	Support		Retain KRT-S1
Our Kerikeri Community Charitable Trust (S338)	S338.070	Kororāreka Russell Township	KRT-S1	Not Stated	We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes. However, one of our concerns is that the rules around outdoor space are inadequate,	Amend the PDP provisions for multi-unit developments to: <ul style="list-style-type: none"> include requirements for outdoor space beyond the area needed to move and park vehicles private,

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>and there is a danger that in the drive for higher density, the planning rules will not achieve the overall goal of protecting what is valued by the community. We believe that intensification in urban zones should be encouraged in the form of well-designed two or three storey buildings (e.g. apartment blocks) with permeable areas including garden/landscaped ground.</p> <p>In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.</p>	<p>including private and shared outdoor space on the north, east or west side of a building</p> <ul style="list-style-type: none"> • where multi-unit developments take place alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.
<p>Kapiro Residents Association (S427)</p>	<p>S427.070</p>	<p>Kororāreka Russell Township</p>	<p>KRT-S1</p>	<p>Support in part</p>	<p>We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes. However, one of our concerns is that the rules around outdoor space are inadequate, and there is a danger that in the drive for higher density, the planning rules will not achieve the overall goal of protecting what is valued by the community. We believe that intensification in urban zones should be encouraged in the form of well-designed two or three storey buildings (e.g. apartment blocks) with permeable areas including garden/landscaped ground.</p> <p>In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of</p>	<p>Amend the PDP provisions for multi-unit developments to:</p> <ul style="list-style-type: none"> • include requirements for outdoor space beyond the area needed to move and park vehicles private, including private and shared outdoor space on the north, east or west side of a building • where multi-unit developments take place alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.

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					<p>outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.</p>	
<p>John Andrew Riddell (S431)</p>	<p>S431.014</p>	<p>Kororāreka Russell Township</p>	<p>KRT-S1</p>	<p>Not Stated</p>	<p>A bespoke zone, rather than the General Residential zone proposed in earlier drafts of the proposed Plan, reflects the importance of the town as an early contact town, the character of the town, and the limitations on the capacity of wastewater infrastructure. This bespoke zoning has evolved over many years, based on archeological, historic and architectural studies in the 1970s, 1980s, 1990s and 2000s. Important components of these reports and studies and guidelines have not been adequately recognised and used to inform the zone's objectives, policies, rules and performance standards. The Council has a very useful Kororāreka/Russell Design Guideline that it does not refer to in the proposed Plan. The bespoke zoning is further supported by Environment Court decisions, including a decision on an appeal that introduced what is called 'The Russell Township Basin and Gateway Area' in the operative Far North District Plan ("the operative Plan"). This decision has been departed from in the proposed Plan, resulting in more onerous provisions in the proposed Plan than are necessary to protect the character and values.</p>	<p>Insert two further matters of discretion EITHER:</p> <ul style="list-style-type: none"> • to restricted discretionary rules KRT-R1 new buildings or structures and extensions to existing buildings or structures, KRT-R2 impermeable surface coverage, KRT-R3, residential activity and KRT-R8 minor residential unit; OR • to standards KRT-S1 maximum height, KRT-S2 height in relation to boundary, KRT-S3 setback, KRT-S4 setback from MHWS, KRTS5 building or structure coverage, KRT-S6 outdoor living space, KRT-S7 fencing and boundary walls, KRT-S8 outdoor storage <p>as follows:</p> <ul style="list-style-type: none"> • the extent of building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity;

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						<ul style="list-style-type: none"> consistency with the Kororāreka/Russell Design Guidelines
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.054	Kororāreka Russell Township	KRT-S1	Support in part	<p>We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes. However, one of our concerns is that the rules around outdoor space are inadequate, and there is a danger that in the drive for higher density, the planning rules will not achieve the overall goal of protecting what is valued by the community. We believe that intensification in urban zones should be encouraged in the form of well-designed two or three storey buildings (e.g. apartment blocks) with permeable areas including garden/landscaped ground.</p> <p>In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.</p>	<p>Amend the PDP provisions for multi-unit developments to:</p> <ul style="list-style-type: none"> include requirements for outdoor space beyond the area needed to move and park vehicles private, including private and shared outdoor space on the north, east or west side of a building where multi-unit developments take place alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.
Carbon Neutral NZ Trust (S529)	S529.194	Kororāreka Russell Township	KRT-S1	Support in part	<p>We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes. However, one of our concerns is that the rules around outdoor space are inadequate, and there is a danger that in the drive for</p>	<p>Amend the PDP provisions for multi-unit developments:</p> <ul style="list-style-type: none"> include requirements for outdoor space beyond the area needed to move and park vehicles private, including private and shared

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					<p>higher density, the planning rules will not achieve the overall goal of protecting what is valued by the community. We believe that intensification in urban zones should be encouraged in the form of well-designed two or three storey buildings (e.g. apartment blocks) with permeable areas including garden/landscaped ground.</p> <p>In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.</p>	<p>outdoor space on the north, east or west side of a building</p> <ul style="list-style-type: none"> • where multi-unit developments take place alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.
Russell Protection Society (INC) (S179)	S179.032	Kororāreka Russell Township	KRT-S2	Support		Retain KRT-S2
John Andrew Riddell (S431)	S431.015	Kororāreka Russell Township	KRT-S2	Not Stated	<p>A bespoke zone, rather than the General Residential zone proposed in earlier drafts of the proposed Plan, reflects the importance of the town as an early contact town, the character of the town, and the limitations on the capacity of wastewater infrastructure. This bespoke zoning has evolved over many years, based on archeological, historic and architectural studies in the 1970s, 1980s, 1990s and 2000s. Important components of these reports and studies and guidelines have not been adequately recognised and used to inform the zone's objectives, policies, rules and performance standards. The Council has a very useful Kororāreka/Russell Design Guideline that it does not refer to in the proposed Plan.</p>	<p>Insert two further matters of discretion EITHER:</p> <ul style="list-style-type: none"> • to restricted discretionary rules KRT-R1 new buildings or structures and extensions to existing buildings or structures, KRT-R2 impermeable surface coverage, KRT-R3, residential activity and KRT-R8 minor residential unit; OR • to standards KRT-S1 maximum height, KRT-S2 height in relation to boundary, KRT-S3 setback, KRT-S4 setback from

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>The bespoke zoning is further supported by Environment Court decisions, including a decision on an appeal that introduced what is called 'The Russell Township Basin and Gateway Area' in the operative Far North District Plan ("the operative Plan"). This decision has been departed from in the proposed Plan, resulting in more onerous provisions in the proposed Plan than are necessary to protect the character and values.</p>	<p>MHWS, KRTS5 building or structure coverage, KRT-S6 outdoor living space, KRT-S7 fencing and boundary walls, KRT-S8 outdoor storage</p> <p>as follows:</p> <ul style="list-style-type: none"> • the extent of building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity; • consistency with the Kororāreka/Russell Design Guidelines
John Andrew Riddell (S431)	S431.196	Kororāreka Russell Township	KRT-S2	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.
Russell Protection Society (INC) (S179)	S179.033	Kororāreka Russell Township	KRT-S3	Support		Retain KRT-S3
John Andrew Riddell (S431)	S431.016	Kororāreka Russell Township	KRT-S3	Not Stated	<p>A bespoke zone, rather than the General Residential zone proposed in earlier drafts of the proposed Plan, reflects the importance of the town as an early contact town, the character of the town, and the limitations on the capacity of wastewater infrastructure. This bespoke zoning has evolved over many years, based on archeological, historic and architectural studies in the 1970s, 1980s, 1990s and 2000s. Important components of</p>	<p>Insert two further matters of discretion EITHER:</p> <ul style="list-style-type: none"> • to restricted discretionary rules KRT-R1 new buildings or structures and extensions to existing buildings or structures, KRT-R2 impermeable surface coverage, KRT-R3,

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					<p>these reports and studies and guidelines have not been adequately recognised and used to inform the zone's objectives, policies, rules and performance standards. The Council has a very useful Kororāreka/Russell Design Guideline that it does not refer to in the proposed Plan.</p> <p>The bespoke zoning is further supported by Environment Court decisions, including a decision on an appeal that introduced what is called 'The Russell Township Basin and Gateway Area' in the operative Far North District Plan ("the operative Plan").</p> <p>This decision has been departed from in the proposed Plan, resulting in more onerous provisions in the proposed Plan than are necessary to protect the character and values.</p>	<p>residential activity and KRT-R8 minor residential unit; OR</p> <ul style="list-style-type: none"> to standards KRT-S1 maximum height, KRT-S2 height in relation to boundary, KRT-S3 setback, KRT-S4 setback from MHWS, KRTS5 building or structure coverage, KRT-S6 outdoor living space, KRT-S7 fencing and boundary walls, KRT-S8 outdoor storage <p>as follows:</p> <ul style="list-style-type: none"> the extent of building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity; consistency with the Kororāreka/Russell Design Guidelines
<p>Fire and Emergency New Zealand (S512)</p>	<p>S512.088</p>	<p>Kororāreka Russell Township</p>	<p>KRT-S3</p>	<p>Support in part</p>	<p>Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency.</p> <p>An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and firefighting access through the New Zealand Building Code (NZBC).</p>	<p>Insert advice note to setback standard Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted
Russell Protection Society (INC) (S179)	S179.034	Kororāreka Russell Township	KRT-S4	Support		Retain KRT-S4
Far North District Council (S368)	S368.060	Kororāreka Russell Township	KRT-S4	Support in part	Typo: There is a typo within the Standard for 'Setback from MHWS' across all zones within the PDP, in matter of discretion d. should be 'constraints' nor 'constricts'	Amend KRT-S4 Replace the word 'constricts' with 'constraints' in the standard for 'Setback from MHWS in all zones in the PDP. d. Natural hazard mitigation and site constricts constraints;
John Andrew Riddell (S431)	S431.017	Kororāreka Russell Township	KRT-S4	Not Stated	A bespoke zone, rather than the General Residential zone proposed in earlier drafts of the proposed Plan, reflects the importance of the town as an early contact town, the character of the town, and the limitations on the capacity of wastewater infrastructure. This bespoke zoning has evolved over many years, based on archeological, historic and architectural studies in the 1970s, 1980s, 1990s and 2000s. Important components of these reports and studies and guidelines have not been adequately recognised and used to inform the zone's objectives, policies, rules and performance standards. The Council has a very useful Kororāreka/Russell Design Guideline that it does not refer to in the proposed Plan. The bespoke zoning is further supported by Environment Court decisions, including a	Insert two further matters of discretion EITHER: <ul style="list-style-type: none"> to restricted discretionary rules KRT-R1 new buildings or structures and extensions to existing buildings or structures, KRT-R2 impermeable surface coverage, KRT-R3, residential activity and KRT-R8 minor residential unit; OR to standards KRT-S1 maximum height, KRT-S2 height in relation to boundary, KRT-S3 setback, KRT-S4 setback from MHWS, KRTS5 building or structure coverage, KRT-S6

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					<p>decision on an appeal that introduced what is called 'The Russell Township Basin and Gateway Area' in the operative Far North District Plan ("the operative Plan"). This decision has been departed from in the proposed Plan, resulting in more onerous provisions in the proposed Plan than are necessary to protect the character and values.</p>	<p>outdoor living space, KRT-S7 fencing and boundary walls, KRT-S8 outdoor storage</p> <p>as follows:</p> <ul style="list-style-type: none"> • the extent of building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity; • consistency with the Kororāreka/Russell Design Guidelines
<p>Northland Planning and Development 2020 Limited (S502)</p>	<p>S502.071</p>	<p>Kororāreka Russell Township</p>	<p>KRT-S4</p>	<p>Support in part</p>	<p>Some consistency is sought with NATC-R1 which covers activities within proximity to a wetland, lake or a river margin. As such the layout of the rule has been changed to reflect this, while at the same time allowing for certain structures to be exempt.</p>	<p>Amend KRT-S4Where:PER-1 The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWSPER-2The building or structure, or extension or alteration to an existing building or structure within the 26m setback from MHWS is required for: 1. restoration and enhancement purposes; or 2. natural hazard mitigation undertaken by, or on behalf of, the local authority; or 3. a post and wire fence for the purpose of</p>

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						<p>protection from farm stock; or4. Lighting poles by,or on behalf of, the local authority; or5. Footpaths and orpaving no greater than 2m in width; or6. Boundary fences or walls nomore than 2m in height above ground level;</p>
Russell Protection Society (INC) (S179)	S179.035	Kororāreka Russell Township	KRT-S5	Support		Retain KRT-S5
John Andrew Riddell (S431)	S431.018	Kororāreka Russell Township	KRT-S5	Not Stated	<p>A bespoke zone, rather than the General Residential zone proposed in earlier drafts of the proposed Plan, reflects the importance of the town as an early contact town, the character of the town, and the limitations on the capacity of wastewater infrastructure. This bespoke zoning has evolved over many years, based on archeological, historic and architectural studies in the 1970s, 1980s, 1990s and 2000s. Important components of these reports and studies and guidelines have not been adequately recognised and used to inform the zone's objectives, policies, rules and performance standards. The Council has a very useful Kororāreka/Russell Design Guideline that it does not refer to in the proposed Plan.</p> <p>The bespoke zoning is further supported by Environment Court decisions, including a decision on an appeal that introduced what is called 'The Russell Township Basin and Gateway Area' in the operative Far North District Plan ("the operative Plan"). This decision has been departed from in the proposed Plan, resulting in more onerous provisions in the proposed Plan than are</p>	<p>Insert two further matters of discretion EITHER:</p> <ul style="list-style-type: none"> to restricted discretionary rules KRT-R1 new buildings or structures and extensions to existing buildings or structures, KRT-R2 impermeable surface coverage, KRT-R3, residential activity and KRT-R8 minor residential unit; OR to standards KRT-S1 maximum height, KRT-S2 height in relation to boundary, KRT-S3 setback, KRT-S4 setback from MHWS, KRTS5 building or structure coverage, KRT-S6 outdoor living space, KRT-S7 fencing and boundary walls, KRT-S8 outdoor storage <p>as follows:</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					necessary to protect the character and values.	<ul style="list-style-type: none"> the extent of building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity; consistency with the Kororāreka/Russell Design Guidelines
John Andrew Riddell (S431)	S431.024	Kororāreka Russell Township	KRT-S5	Not Stated	The proposed Plan's objectives, policies, rules and standards do not ensure adequate recognition and protection of the historic heritage and character and amenity of Kororāreka/Russell.	Amend standard KRT-S5, building or structure coverage by limiting the restriction to net ground floor area, amending the standard as follows: The maximum combined net ground floor area of all buildings or structures on the site is no more than 20% of the net site area.
Russell Protection Society (INC) (S179)	S179.036	Kororāreka Russell Township	KRT-S6	Support		Retain KRT-S6
John Andrew Riddell (S431)	S431.019	Kororāreka Russell Township	KRT-S6	Not Stated	A bespoke zone, rather than the General Residential zone proposed in earlier drafts of the proposed Plan, reflects the importance of the town as an early contact town, the character of the town, and the limitations on the capacity of wastewater infrastructure. This bespoke zoning has evolved over many years, based on archeological, historic and architectural studies in the 1970s, 1980s, 1990s and 2000s. Important components of these reports and studies and guidelines	Insert two further matters of discretion EITHER: <ul style="list-style-type: none"> to restricted discretionary rules KRT-R1 new buildings or structures and extensions to existing buildings or structures, KRT-R2 impermeable surface coverage, KRT-R3,

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					<p>have not been adequately recognised and used to inform the zone's objectives, policies, rules and performance standards. The Council has a very useful Kororāreka/Russell Design Guideline that it does not refer to in the proposed Plan.</p> <p>The bespoke zoning is further supported by Environment Court decisions, including a decision on an appeal that introduced what is called 'The Russell Township Basin and Gateway Area' in the operative Far North District Plan ("the operative Plan").</p> <p>This decision has been departed from in the proposed Plan, resulting in more onerous provisions in the proposed Plan than are necessary to protect the character and values.</p>	<p>residential activity and KRT-R8 minor residential unit; OR</p> <ul style="list-style-type: none"> to standards KRT-S1 maximum height, KRT-S2 height in relation to boundary, KRT-S3 setback, KRT-S4 setback from MHWS, KRTS5 building or structure coverage, KRT-S6 outdoor living space, KRT-S7 fencing and boundary walls, KRT-S8 outdoor storage <p>as follows:</p> <ul style="list-style-type: none"> the extent of building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity; consistency with the Kororāreka/Russell Design Guidelines
<p>Russell Protection Society (INC) (S179)</p>	<p>S179.037</p>	<p>Kororāreka Russell Township</p>	<p>KRT-S7</p>	<p>Support</p>		<p>Retain KRT-S7</p>
<p>John Andrew Riddell (S431)</p>	<p>S431.020</p>	<p>Kororāreka Russell Township</p>	<p>KRT-S7</p>	<p>Not Stated</p>	<p>A bespoke zone, rather than the General Residential zone proposed in earlier drafts of the proposed Plan, reflects the importance of the town as an early contact town, the character of the town, and the limitations on the capacity of wastewater infrastructure. This bespoke zoning has evolved over many</p>	<p>Insert two further matters of discretion EITHER:</p> <ul style="list-style-type: none"> to restricted discretionary rules KRT-R1 new buildings or structures and extensions to existing buildings or

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					<p>years, based on archeological, historic and architectural studies in the 1970s, 1980s, 1990s and 2000s. Important components of these reports and studies and guidelines have not been adequately recognised and used to inform the zone's objectives, policies, rules and performance standards. The Council has a very useful Kororāreka/Russell Design Guideline that it does not refer to in the proposed Plan.</p> <p>The bespoke zoning is further supported by Environment Court decisions, including a decision on an appeal that introduced what is called 'The Russell Township Basin and Gateway Area' in the operative Far North District Plan ("the operative Plan").</p> <p>This decision has been departed from in the proposed Plan, resulting in more onerous provisions in the proposed Plan than are necessary to protect the character and values.</p>	<p>structures, KRT-R2 impermeable surface coverage, KRT-R3, residential activity and KRT-R8 minor residential unit; OR</p> <ul style="list-style-type: none"> to standards KRT-S1 maximum height, KRT-S2 height in relation to boundary, KRT-S3 setback, KRT-S4 setback from MHWS, KRTS5 building or structure coverage, KRT-S6 outdoor living space, KRT-S7 fencing and boundary walls, KRT-S8 outdoor storage <p>as follows:</p> <ul style="list-style-type: none"> the extent of building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity; consistency with the Kororāreka/Russell Design Guidelines
<p>Russell Protection Society (INC) (S179)</p>	<p>S179.038</p>	<p>Kororāreka Russell Township</p>	<p>KRT-S8</p>	<p>Support</p>		<p>Retain KRT-S8</p>
<p>John Andrew Riddell (S431)</p>	<p>S431.021</p>	<p>Kororāreka Russell Township</p>	<p>KRT-S8</p>	<p>Not Stated</p>	<p>A bespoke zone, rather than the General Residential zone proposed in earlier drafts of the proposed Plan, reflects the importance of the town as an early contact town, the</p>	<p>Insert two further matters of discretion EITHER:</p>

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					<p>character of the town, and the limitations on the capacity of wastewater infrastructure. This bespoke zoning has evolved over many years, based on archeological, historic and architectural studies in the 1970s, 1980s, 1990s and 2000s. Important components of these reports and studies and guidelines have not been adequately recognised and used to inform the zone's objectives, policies, rules and performance standards. The Council has a very useful Kororāreka/Russell Design Guideline that it does not refer to in the proposed Plan.</p> <p>The bespoke zoning is further supported by Environment Court decisions, including a decision on an appeal that introduced what is called 'The Russell Township Basin and Gateway Area' in the operative Far North District Plan ("the operative Plan"). This decision has been departed from in the proposed Plan, resulting in more onerous provisions in the proposed Plan than are necessary to protect the character and values.</p>	<ul style="list-style-type: none"> • to restricted discretionary rules KRT-R1 new buildings or structures and extensions to existing buildings or structures, KRT-R2 impermeable surface coverage, KRT-R3, residential activity and KRT-R8 minor residential unit; OR • to standards KRT-S1 maximum height, KRT-S2 height in relation to boundary, KRT-S3 setback, KRT-S4 setback from MHWS, KRTS5 building or structure coverage, KRT-S6 outdoor living space, KRT-S7 fencing and boundary walls, KRT-S8 outdoor storage <p>as follows:</p> <ul style="list-style-type: none"> • the extent of building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity; • consistency with the Kororāreka/Russell Design Guidelines
<p>Russell Protection Society (INC) (S179)</p>	<p>S179.039</p>	<p>Kororāreka Russell Township</p>	<p>KRT-S9</p>	<p>Support</p>		<p>Retain KRT-S9</p>

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Alec Brian Cox (S170)	S170.007	Māori Purpose	Overview	Oppose	The Plan framework considers matters as being either District-wide or relating to specific identified areas with common features. Unfortunately the detail below these headings fails to follow that idea. Some District wide items like subdivision are broken down into zone specific rulings which should be in the area section. Conversely provisions for Maori customary purposes which fit the overlay structure are classed as an area matter, fragmenting natural area groups purely on the basis of ownership structure. A number of Special Purpose zones are only separated as they have existing resource consents.	Delete the Māori Purpose zone and replace with an overlay that includes rules permitting Māori customary purposes, reclassify according to the underlying activity (inferred).
Matauri X Incorporation (S396)	S396.001	Māori Purpose	Overview	Support in part	Minor changes are proposed in the Overview section associated with the delineation between Maori Purpose Zone Urban and Maori Purpose Zone Rural. The addition of the 'or' enables a more nuanced consideration of areas, such as Matauri X) which, under the Operative Plan, included a Coastal Residential Zone.	amend overviewMāori land is categorised into either: Māori Purpose Zone - Urban, where the land adjoins the General Residential Zone and / or is residential in character Māori Purpose Zone - Rural, where the land adjoins Rural Zones, is rural in character and surrounded by a working rural environment with a wide range of productive activities.....
Tapuaetahi Incorporation (S407)	S407.003	Māori Purpose	Overview	Support in part	The site [illustrated in the submission] under consideration is unique in that it contains numerous operative zones that includes zoning that is urban (Coastal Residential) through to rural (General Coastal). The blanket zoning proposed does not appropriately cater for existing development which is partially residential in nature along	Amend Māori Purpose Zone overview: The Far North District contains a significant number of parcels of Māori freehold land, Māori customary land and general land owned by Māori, as defined in Te Ture Whenua Māori Act 1993 (TTWMA). It is recognised that

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					<p>parts of the coastline. The categorisation of Māori land into rural and urban in this instance is somewhat confusing. The existing Coastal Living Zone part of the site adjoins the existing coastal residential landholding. This part of the landholding would arguably meet neither of the tests provided in the Overview section.</p>	<p>this legal and governance framework for Māori land provides for a unique situation for tangata whenua.</p> <p>The Māori Purpose zone provides for the use and development of Māori land which can support the social, cultural and economic aspirations of tangata whenua and enable a range of activities to be undertaken, such as marae, papakāinga, and economic activities which reflect Māori customs and values, while enabling tangata whenua to exercise kaitiakitanga.</p> <p>Māori land is categorised into either:</p> <ul style="list-style-type: none"> • Māori Purpose Zone - Urban, where the land adjoins the General Residential Zone and is residential in character. • Māori Purpose Zone - Rural, where the land adjoins Rural Zones, is rural in character and / or surrounded by a working rural environment with a wide range of productive activities. <p>The Council has responsibilities under the Treaty, the RMA, Te Ture Whenua Māori Act and the Northland Regional Policy Statement to provide for the on-going use and development of Māori land.</p>
<p>Kāinga Ora Homes and Communities (S561)</p>	<p>S561.097</p>	<p>Māori Purpose</p>	<p>Overview</p>	<p>Support in part</p>	<p>Clarification is sought as to whether the Māori Purpose zone applies to all Māori owned land. If it is not intended to, we recommend it should be otherwise there is risk that Māori land that isn't captured within</p>	<p>Amend the Overview section as follows: Overview The Far North District contains a significant number of parcels of Māori</p>

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					<p>this zone will not be able to utilise the provisions of this zone.</p>	<p>freehold land, Māori customary land and general land owned by Māori, as defined in Te Ture Whenua Māori Act 1993 (TTWMA). It is recognised that this legal and governance framework for Māori land provides for a unique situation for tangata whenua. It is important to note that this Overlay applies to all Māori land. The Māori Purpose zone provides for the use and development of Māori land which can support the social, cultural and economic aspirations of tangata whenua and enable a range of activities to be undertaken, such as marae, papakāinga, and economic activities which reflect Māori customs and values, while enabling tangata whenua to exercise kaitiakitanga. Māori land is categorised into either: Māori Purpose Zone - Urban, where the land adjoins the General Residential Zone and is residential in character. Māori Purpose Zone - Rural, where the land adjoins Rural Zones, is rural in character and surrounded by a working rural environment with a wide range of productive activities. The Council has responsibilities</p>

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						under the Treaty, the RMA, Te Ture Whenua Māori Act and the Northland Regional Policy Statement to provide for the on-going use and development of Māori land.
Te Hiku Iwi Development Trust (S399)	S399.067	Māori Purpose	Objectives	Not Stated	Many blocks of Māori land are land locked and are not able to be accessed. This reduces their ability to be developed and contribute to the economic development of tangata whenua and the district. This can be addressed in a minor way at the time adjoining land is subdivided by ensuring access is provided as part of that development.	Insert new point d. in Objective SUB-O4 as follows: d. enabling and maintaining access to land locked allotments Alternatively this may be able to be addressed in the Māori Purpose Section
Transpower New Zealand Ltd (S454)	S454.128	Māori Purpose	Objectives	Not Stated	Critical infrastructure such as the National Grid sometimes has a functional or operational need to locate in the Māori Purpose Zone and needs to be provided for. Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. A new objective is required to address this.	Insert new objective MPZ-Ox as follows: The Māori Purpose zone is used by compatible activities and infrastructure, that have a functional or operational need to locate in the zone.
Kāinga Ora Homes and Communities (S561)	S561.098	Māori Purpose	Objectives	Support in part	The objectives set out the outcomes to be achieved for the Māori Purpose Zone. Tikanga Māori (Māori customary practices) and mātauranga Māori (Māori knowledge) are integral to achieving the housing and development outcomes for tangata whenua on Māori land. Kāinga Ora seek changes to the objectives to explicitly include tikanga Māori and mātauranga Māori.	Retain MPZ-O1, MPZ-O2 and MPZ-O3 as drafted. Insert new objective MPZ-O4 as follows: Tangata Whenua have maximum flexibility to occupy, develop and use ancestral Māori land, exercising their role as kaitiaki by:3. Incorporating

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						mātauranga and tikanga Māori;4. While ensuring the health, safety and wellbeing of people and communities is maintained.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.109	Māori Purpose	MPZ-O2	Support	The submitter supports objective MPZ-O2 to enable range of social, cultural and economic development opportunities, such as educational facilities, that support the occupation, use, development and ongoing relationship with ancestral land.	Retain objective MPZ-O2, as proposed.
Te Runanga o Ngai Takoto Trust (S390)	S390.077	Māori Purpose	MPZ-O3	Oppose	The submitter opposes objective MPZ-O3 as the term "sustainable carrying capacity" is uncertain and contestable. It could be interpreted as placing an additional constraint on development in this zone. The amendment submitted is to make clear that the objective is to enable development up to the sustainable carrying capacity of the land and surrounding environment. This is consistent with the enabling approach of related objectives. A separate submission seeks a definition for "sustainable carrying capacity." In the absence of a definition, the objective should be further clarified, by adding	Amend objective MPZ-O3 to read as follows: Use and development in the Māori Purpose zone which fully utilises and reflects the sustainable carrying capacity of the land and surrounding environment." AND Otherwise amend MPZ-O3 to provide context and clarity.
Te Rūnanga o Whaingaroa (S486)	S486.090	Māori Purpose	MPZ-O3	Oppose	Te Rūnanga o Whaingaroa believes the term "sustainable carrying capacity" is uncertain and contestable. It could be interpreted as placing an additional constraint on development in this zone. The amendment submitted is to make clear that the objective is to enable development up to the sustainable carrying capacity of the land and surrounding environment. This is consistent with the enabling approach of related objectives. A separate submission seeks a definition for "sustainable carrying capacity." In the absence of a definition, the objective	Amend objective MPZ-O3 as follows: Use and development in the Māori Purpose zone which fully utilises and reflects the sustainable carrying capacity of the land and surrounding environment. Otherwise amend MPZ-O3 to provide context and clarity.

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					should be further clarified, by adding references to capacity criteria including the usable or developable area of a site, nature of the locality (urban, rural, coastal or overlay), access and infrastructure, and services available.	
Radio New Zealand (S489)	S489.033	Māori Purpose	MPZ-O3	Support	RNZ support the use and development of Māori purpose land in a manner that takes into account the surrounding environment. Consideration of the surrounding environment will reduce the potential for activities to be established that conflict with existing land use and infrastructure such as RNZ's Facilities at Ōhaewai that are located in close proximity to Māori Purpose zone land.	Retain Objective MPZ-O3 (inferred)
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.078	Māori Purpose	MPZ-O3	Oppose	The submitter opposes objective MPZ-O3 as the term "sustainable carrying capacity" is uncertain and contestable. It could be interpreted as placing an additional constraint on development in this zone. The amendment submitted is to make clear that the objective is to enable development up to the sustainable carrying capacity of the land and surrounding environment. This is consistent with the enabling approach of related objectives. A separate submission seeks a definition for "sustainable carrying capacity." In the absence of a definition, the objective should be further clarified, by adding	Amend objective MPZ-O3 to read as follows: Use and development in the Māori Purpose zone which fully utilises and reflects the sustainable carrying capacity of the land and surrounding environment." AND Otherwise amend MPZ-O3 to provide context and clarity.
Transpower New Zealand Ltd (S454)	S454.129	Māori Purpose	Policies	Not Stated	Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. A new policy is required to make it explicit that infrastructure such as the National Grid is enabled in the Māori Purpose zone.	Insert new policy MPZ-Px as follows: Enable compatible activities and infrastructure, that have a functional or operational need to locate in the Māori Purpose zone.
Carbon Neutral NZ	S529.160	Māori Purpose	Policies	Not Stated	We consider that all zones, except urban zones, need to be covered by firm PDP	Amend policies to protect a key natural resource - productive land -

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Trust (S529)					policies and rules to protect a key natural resource - productive land - now and for future generations. This means preventing fragmentation and loss of productive land from productive use, especially LUC Class 1-3 land and productive types of soil/land suitable for horticulture. It is not necessary to wait until the regional council has implemented the NPS-HPL.	now and for future generations.
Kāinga Ora Homes and Communities (S561)	S561.101	Māori Purpose	MPZ-P1	Support in part	not stated	Amend MPZ-P1 as follows: Provide for the use and development of ancestral Māori land administered under Te Ture Whenua Māori Act 1993.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.110	Māori Purpose	MPZ-P2	Support in part	The submitter supports policy MPZ-P2, to enable a range of activities Māori land in the Māori Purpose zone. However, the Ministry consider additional infrastructure including social infrastructure such as educational activities to have an operational need to locate in the Māori Purpose zone to service the education needs of the community.	Amend policy MPZ-P2 as follows: Enable a range of activities on Māori land in the Māori Purpose zone including marae, papakāinga, customary use, additional infrastructure , cultural and small-scale commercial activities where the adverse effects can be avoided, remedied or mitigated.
Matauri X Incorporation (S396)	S396.002	Māori Purpose	MPZ-P2	Support in part	In terms of MPS-P2, the PDP requirement for small scale commercial activities, is considered as disabling. Provided effects can be avoided, remedied, or mitigated, as the rest of the Policy requires, there is considered to be no need for the need for such activities to be exclusively small scale. This supports the changes proposed to the Home Occupation activities considered above.	amend MPZ-P2 Enable a range of activities on Māori land in the Māori Purpose zone including marae, papakāinga, customary use, cultural and small-scale commercial activities where the adverse effects can be avoided, remedied or mitigated.

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Radio New Zealand (S489)	S489.034	Māori Purpose	MPZ-P2	Support	RNZ are generally supportive of enabling activities in the Māori Purpose zone provided adverse effects, are avoided, remedied or mitigated. RNZ consider that the policy ought to explicitly recognise adverse effects on regionally significant infrastructure which is important for the entire District.	Amend Policy MPZ-P2 as follows: Enable a range of activities on Māori land in the Māori Purpose zone including papakāinga, customary use, cultural and small-scale commercial activities where the adverse effects, including on regionally significant infrastructure , can be avoided, remedied or mitigated.
Radio New Zealand (S489)	S489.035	Māori Purpose	MPZ-P3	Support	RNZ support compatible development on Maori land. However, RNZ consider that the policy ought to specifically recognise the impact that development can have on regionally significant infrastructure.	Amend Policy MPZ-P3 as follows: Provide for development on Māori land where it is demonstrated: ... that any adverse effects, including on regionally significant infrastructure , can be avoided, remedied or mitigated.
Kāinga Ora Homes and Communities (S561)	S561.099	Māori Purpose	MPZ-P3	Support in part	The amendments proposed to this policy are to ensure the policy remains supportive of use and development of Māori land to achieve Objective MPZO4.	Amend MPZ-P3 as follows: Provide for development on Māori land where it is demonstrated: h. it is compatible with surrounding activities; i. it will not compromise occupation, development and use of Māori land; j. it will not compromise use of adjacent land or other zones to be efficiently and effectively used for their intended purpose; k. it maintains character and amenity of surrounding area; l. it provides for community wellbeing, health and safety; m. it can be serviced by

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						<p>onsite infrastructure or reticulated infrastructure where this is available; and n. that any adverse effects can be avoided, remedied or mitigated. Recognise and provide for mātauranga Māori, tikanga Māori and kaitiakitanga when determining the scale, intensity and compatibility of activities in the Māori purpose zone, including when considering measures to avoid, remedy or mitigate adverse effects.</p>
KiwiRail Holdings Limited (S416)	S416.056	Māori Purpose	MPZ-P4	Support in part	<p>Policies in each zone provide for managing land use and subdivision to address the effects of the activity at zone interfaces by requiring the provision of 'setbacks, fencing, screening or landscaping required to address potential conflicts'. KiwiRail seeks an amendment to provide for the consideration of setbacks to the railway corridor or transport network, thus supporting safety and the railway setback rule sought</p>	<p>Insert additional matter as follows:the location and design of buildings adjacent to the railway corridor</p>
Radio New Zealand (S489)	S489.036	Māori Purpose	MPZ-P4	Support	<p>RNZ support a policy to manage the effects of land use and subdivision. However, RNZ consider that the policy should include reference to regionally significant infrastructure to recognise its importance to the District.</p>	<p>Insert a new matter within Policy MPZ-P4 as follows:k.the potential for reverse sensitivity effects on regionally significant infrastructure.</p>
Kāinga Ora Homes and Communities (S561)	S561.100	Māori Purpose	MPZ-P4	Support in part	<p>This policy as it is written is more appropriate as matters of discretion required to be complied with for a Restricted Discretionary activity. New policies should be provided that</p>	<p>Amend MPZ-P4 to include new policies and amendments as follows:Manage land use and</p>

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					<p>outline how the objectives are to be achieved taking into consideration the need to enable the development of Māori land. In addition, there should be no distinction between Māori land in Te Ture Whenua and general land owned by Māori. Proposed to remove "small-scale" as adverse effects from any commercial activity needs to be avoided, remedied or mitigated.</p>	<p>subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:k. consistency with the scale, density, design and character of the environment and purpose of the zone;l. the location, scale and design of buildings and structures;m. the positive effects resulting from the economic, social and cultural wellbeing provided by the proposed activity.n. at zone interfaces:i. any setbacks, fencing, screening or landscaping required to address potential conflicts;ii. managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment;o. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;p. the adequacy of roading</p>

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						<p>infrastructure to service the proposed activity; q. managing natural hazards; r. any loss of highly productive land; s. adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and t. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6. Enable the occupation, use and development of Māori land where any resource consent is required by considering: c. the need to enable development, occupation and use of Māori land in accordance with mātauranga and tikanga to support the social, cultural and economic wellbeing of Mana Whenua; and d. that there may be no or limited alternative locations for whanau, hapū or iwi to occupy, manage and use their ancestral lands.</p>
Summit Forests New Zealand	S148.052	Māori Purpose	Rules	Not Stated	While farming is recognised and provided for as a permitted activity within this zone, other primary production activities are not. This both inequitable and contrary to the objectives and policies of this and other	Amend MPZ-R3 to refer to "Primary Production activity" instead of "farming activity" or, in the alternative; provide for other primary production activities, including plantation forestry,

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Limited (S148)					sections of the Plan that address Māori owned lands.	as permitted activities within the Māori Purpose zone.
Nicole Wooster (S259)	S259.025	Māori Purpose	Rules	Support in part	The submitter's property adjoins land that would qualify as 'Māori Land'. Although not Māori freehold title, it is ancestral land and benefits from the same framework. A scale of development not anticipated in the rural area could occur. The submitter is not opposed to a different framework being applied to Māori owned land due to multiple ownership issue but is concerned with how effects would be managed on the boundary to avoid constraints on existing rural land uses and future land uses.	Amend rules so that development of Māori land must be compatible with, and does not unduly constrain, existing farm activities. If there is the potential for adverse effects, then the development on submitter's neighbouring property should have to offset these effects against the cost and issue having to be dealt with by the submitter. It is unclear how 10 dwellings within 10m of boundary will not result in a potential conflict.
Northland Regional Council (S359)	S359.023	Māori Purpose	Rules	Support in part	Fully support the identification of and specific zoning for Māori land (under Te Ture Whenua Act) and land returned through Treaty Settlement as cultural or commercial redress. However, we recommend that the provisions relating to the use and subdivision of these zones (eg. Policy NFL-P5) be reviewed to ensure that they do not unnecessarily restrict the intent for the use of such land (for example land returned as commercial redress should not be limited to 'ancestral' use where it is in an ONL or ONF) especially as there is no definition of what constitutes 'ancestral' use.	Amend the provisions in the Maori Purpose zone to ensure they do not unnecessarily restrict the intent for the use of such land (for example land returned as commercial redress should not be limited to 'ancestral' use where it is in an ONL or ONF) especially as there is no definition of what constitutes 'ancestral' use.
Te Runanga o Ngai Takoto Trust (S390)	S390.078	Māori Purpose	Rules	Support	The submitter considers that a new rule providing for rural produce retailing should be included in the MPZ, as an economic development opportunity and to help alleviate food poverty within the zone. Rural produce retail is already permitted in the Rural Production Zone (RPROZ-R10, 1 per site, max 100m2) and in the Rural lifestyle and Rural residential zone (RLZ-R9, RRZ-R9, 1 per site, max 50m2.) The same opportunities should be available in the MPZ,	Insert a new rule to the Māori Purpose Zone, to provide for rural produce retail, the same as rule RPROZ-R10 (rural) and RRZ-R9 (urban).

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					in areas of corresponding character. This is consistent with MPZ objectives and policies	
Te Runanga o Ngai Takoto Trust (S390)	S390.079	Māori Purpose	Rules	Support	The submitter considers that a new rule should be included providing for rural produce manufacturing in the MPZ rural areas, as an economic development opportunity and to help alleviate food poverty within the zone. Rural produce manufacturing is already permitted in the Rural Production Zone (RPROZ-R11, 1 per site, max 100m2.) The same opportunity should be available in the MPZ, in rural areas. This is consistent with MPZ objectives and policies.	Insert a new rule in the Māori Purpose - Rural Zone to provide for rural produce manufacturing, the same as rule RPROZ-R11.
Te Rūnanga o Whaingaroa (S486)	S486.091	Māori Purpose	Rules	Support	Te Rūnanga o Whaingaroa believes rural produce retailing should be permitted in the MPZ, as an economic development opportunity and to help alleviate food poverty within the zone. Rural produce retail is already permitted in the Rural Production Zone (RPROZ-R10, 1 per site, max 100m2) and in the Rural lifestyle and Rural residential zone (RLZ-R9, RRZ-R9, 1 per site, max 50m2.) The same opportunities should be available in the MPZ, in areas of corresponding character. This is consistent with MPZ objectives and policies	Amend the rules in the Māori Purpose Zone, to permit rural produce retail, the same as Rules RPROZ-R10, (rural) and RRZ-R9 (urban).
Te Rūnanga o Whaingaroa (S486)	S486.092	Māori Purpose	Rules	Support	Te Rūnanga o Whaingaroa believes rural produce manufacturing should be permitted in the MPZ rural areas, as an economic development opportunity and to help alleviate food poverty within the zone. Rural produce manufacturing is already permitted in the Rural Production Zone (RPROZ-R11, 1 per site, max 100m2.) The same opportunity should be available in the MPZ, in rural areas. This is consistent with MPZ objectives and policies.	Insert a rule to the Māori Purpose Zone (rural), to permit rural produce manufacturing, the same as Rule RPROZ-R11.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.079	Māori Purpose	Rules	Support	The submitter considers that a new rule providing for rural produce retailing should be included in the MPZ, as an economic development opportunity and to help	Insert a new rule to the Māori Purpose Zone, to provide for rural produce retail, the same as rule RPROZ-R10 (rural) and RRZ-R9

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					alleviate food poverty within the zone. Rural produce retail is already permitted in the Rural Production Zone (RPROZ-R10, 1 per site, max 100m2) and in the Rural lifestyle and Rural residential zone (RLZ-R9, RRZ-R9, 1 per site, max 50m2.) The same opportunities should be available in the MPZ, in areas of corresponding character. This is consistent with MPZ objectives and policies	(urban).
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.080	Māori Purpose	Rules	Support	The submitter considers that a new rule should be included providing for rural produce manufacturing in the MPZ rural areas, as an economic development opportunity and to help alleviate food poverty within the zone. Rural produce manufacturing is already permitted in the Rural Production Zone (RPROZ-R11, 1 per site, max 100m2.) The same opportunity should be available in the MPZ, in rural areas. This is consistent with MPZ objectives and policies.	Insert a new rule in the Māori Purpose - Rural Zone to provide for rural produce manufacturing, the same as rule RPROZ-R11.
Fire and Emergency New Zealand (S512)	S512.067	Māori Purpose	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity	Insert new rule for Emergency service facilities included as a permitted activity Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings

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					in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards.	
Carbon Neutral NZ Trust (S529)	S529.167	Māori Purpose	Rules	Not Stated	We consider that all zones, except urban zones, need to be covered by firm PDP policies and rules to protect a key natural resource - productive land - now and for future generations. This means preventing fragmentation and loss of productive land from productive use, especially LUC Class 1-3 land and productive types of soil/land suitable for horticulture. It is not necessary to wait until the regional council has implemented the NPS-HPL.	Amend rules to protect a key natural resource - productive land - now and for future generations.
Far North District Council (S368)	S368.010	Māori Purpose	MPZ-R1	Support in part	Provision needs to be made for the pedestrian frontage shown on the maps. This is an omission that was in the operative DP Commercial zone and not brought across in the Maori Purpose Urban PDP zone.	Amend to Include reference to a standard in the 'New buildings or structures, and extensions or alterations to existing buildings or structures' rule, and include the standard for pedestrian frontage as seen in the Mixed Use zone.
Far North District Council (S368)	S368.076	Māori Purpose	MPZ-R1	Support in part	The 'New buildings or structures, and extensions or alterations to existing buildings or structures' rule in each zone needs to be amended to include activities that are permitted, controlled and restricted discretionary, where applicable within the zone. As currently drafted a breach of this rule makes the activity 'discretionary', which was not the intent if the activity itself is permitted, controlled or restricted discretionary ... the standards in PER-2 should apply.	Amend MPZ-R1 " ... New buildings or structures, and extensions or alterations to existing buildings or structures Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted (where applicable, words to the effect...'or controlled, or restricted discretionary') activity ... "

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John Andrew Riddell (S431)	S431.137	Māori Purpose	MPZ-R1	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend the rule so that any proposal to set a building or structure less than 20 metres back from the coastal marine area, or from rivers and banks is a non-complying activity
House Movers Section of New Zealand Heavy Haulage Association Inc (S482)	S482.017	Māori Purpose	MPZ-R1	Support in part	The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	amend MPZ-R1 to: provide for relocated building as a permitted activity whenrelocated buildings meet performance standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report(schedule 2) restricted discretionary activity status for relocated buildings that do not meet the permitted activity status standards
Radio New Zealand (S489)	S489.037	Māori Purpose	MPZ-R1	Support	RNZ support a permitted activity status for structures that comply with standards and a restricted discretionary status for activities that do not. As RNZ has the technical expertise and operational ability to assist applicants in ensuring the risk of EMR coupling is addressed, RNZ seeks the following note is added (similar to the note applying to subdivision applications noting the importance of considering effects on the airport operator). Notification to RNZ of any applications for tall structures within 1,000m will ensure safety risks to the applicant, and reverse sensitivity effects on RNZ can be considered collaboratively.	Insert a note to Rule MPZ-R1 as follows: NOTE:If a resource consent application is made under this rule on land that is within 1,000m of Radio New Zealand's Facilities at Waipapakauri or Ōhaeawai, and the proposed building does not comply with MPZ-R1, Radio New Zealand will be considered an affected person for the activity.
Fire and Emergency New Zealand (S512)	S512.115	Māori Purpose	MPZ-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including	Insertnew standard and/or matter of discretion across zones on infrastructureservicing (including emergency response transport/access and adequate

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					residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	watersupply for firefighting)
Carbon Neutral NZ Trust (S529)	S529.207	Māori Purpose	MPZ-R1	Support in part	The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character.	<p>Retain PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, and amend PDP to provide additional specific rules/standards, as follows -</p> <ul style="list-style-type: none"> • In locations where crop protection structures, cloth/fabric fences or agricultural support structures more than 1.5m high are erected near boundaries that adjoin a road, public land or residential property: those structures must not exceed 5m height and must be setback at least 3m from the boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to provide a landscaping screen and maintain visual amenity; netting or any other fabric must be black or very dark colour. • Breach of rules/standards relating to CPS and support structures must be a 'non-complying' activity (not discretionary, not restricted discretionary), and the local community must be given an opportunity to object if they wish.

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Kāinga Ora Homes and Communities (S561)	S561.102	Māori Purpose	MPZ-R1	Support in part	<p>PER-1 determines that a new building or structure, or extension or alteration to an existing building or structure that will accommodate a permitted activity is a permitted activity, and where compliance is not achieved with PER-1 it becomes a Discretionary activity. PER-2 lists the Standards that must be complied with included (but not limited to) maximum height, height in relation to boundary, and setback. The Rule (activity) intended for new buildings or structures, and extensions or alterations to existing buildings or structures will be assessed under that particular Rule (activity). Therefore, PER-1 is not relevant.</p>	<p>Delete PER-1 from Rule MPZ-P1; Insert new standard MPZ-R8 - Impermeable surfaces; and Delete activity status related to PER-1, as follows: Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted activity. PER-2 The building or structure, or extension or alteration to an existing building or structure complies with standards: MPZ-S1 - Maximum height; MPZ-S2 - Height in relation to boundary; MPZ-S3 - Setback (excluding from MHWS or wetland, lake and river margins); MPZ-S4 - Setback from MHWS; MPZ-S5 - Building or structure coverage; MPZ-S6 - On-site services; and MPZ-S7 Sensitive activities setback from boundaries of a Mineral Extraction overlay MPZ-S8 - Impermeable surfaces</p> <p>Activity status where compliance not achieved with PER-2:</p>

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						<p>Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters of discretion of any infringed standard Activity status where compliance not achieved with PER 1: Discretionary</p>
<p>Brad Hedger (S269)</p>	<p>S269.005</p>	<p>Māori Purpose</p>	<p>MPZ-R2</p>	<p>Support in part</p>	<p>Unable to determine how effects from climate change has been considered for maintaining this level of impermeable surface coverage. The changes in regards to rainfall are significant currently designers are adding an additional 20% to intensities for climate change, this will increase stormwater run off from entire catchments and the effects will increase especially in regards to ground water recharge and overland flow paths. This is also supported from the work that NRC has done on river/stream catchments which show the effects from flooding increasing due to development and effects from climate change. The NRC assessment is limited to stream flows and flooding, the effects from development and overland flow paths to streams and rivers does not seem to be considered. In my opinion properties downstream of development will be receiving between 5-10% more stormwater flows over the next 10 years and 20% over the next 30 years. Currently impermeable surfaces coverage is linked to % of area, so on smaller sites it triggers management basically as soon as a house is built i.e., 300m2 lot 150m2 is threshold, where as a 4ha site is triggered once 20,000m2 of area is covered and this may be located right on a boundary discharging to a downstream property or stream, obviously the runoff volume from the 4h property will have a</p>	<ul style="list-style-type: none"> Amend both PER1 of MPZ-R2 in urban and rural environments: Māori Purpose zone - Urban The impermeable surface coverage of any site is no more than 50% or 300m2, which ever is the lesser. Māori Purpose Zone - Rural The impermeable surface coverage of any site is no more than 25% or 600m2, which ever is the lesser. Retain exception in Māori Purpose zone - Rural that "on sites containing marae, the impermeable surface is no more than 50%" as this would be considered in development as they will ultimately engage with people and manaaki the land in the rohe.

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					<p>much larger effect that 300m2 property that will effectively have mitigation.</p> <p>I note also the current residential zone controlled activity has a more restrictive requirement than the permitted zone as it has m2 limit.</p>	
Trent Simpkin (S283)	S283.025	Māori Purpose	MPZ-R2	Oppose	<p>The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds means therefore means many homes will still require a resource consent for Impermeable surfaces. all RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say its acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process, and assist with getting back to realistic processing times). This submission point applies to all zones.</p>	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)
Wakaiti Dalton (S355)	S355.033	Māori Purpose	MPZ-R2	Support	<p>We support increased impermeable surface thresholds, as in our view it recognises the nature of whenua Māori, particularly the innate nature that it is often in common and shared ownership. This often results in the land be used and occupied by multiple whanau.</p>	retain MPZ-R2
Far North District Council (S368)	S368.112	Māori Purpose	MPZ-R2	Support in part	<p>The Far North District Engineering Standards April 2022 apply to all land development, including impermeable surfaces that comply with the permitted standards for impermeable surface coverage. The proposed new standard seeks to ensure that the plan users are aware of, and comply with the Far North District Engineering Standards April 2022. Any non-compliance will enable an assessment of the effectiveness of the</p>	Amend MPZ-R2 to insert PER-2 Stormwater must be disposed of in accordance with Far North District Engineering Standards April 2022.

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					proposed method for controlling stormwater on site through the resource consent process. The rule will apply in all instances where there is an impermeable surface coverage rule in the PDP.	
Matauri X Incorporation (S396)	S396.003	Māori Purpose	MPZ-R2	Support	The PDP provides enabling provisions for a number of activities which are generally supported. This includes a generous impermeable surface coverage, provision for farming, visitor accommodation, Marae, community facilities, customary activities, Urupa, Educational Facilities and rural tourism.	retain Maori purpose zone - urban MPZ-R2
Matauri X Incorporation (S396)	S396.004	Māori Purpose	MPZ-R2	Support	The PDP provides enabling provisions for a number of activities which are generally supported. This includes a generous impermeable surface coverage, provision for farming, visitor accommodation, Marae, community facilities, customary activities, Urupa, Educational Facilities and rural tourism.	retain MPZ-R2 maori purpose zone - rural
Tracy and Kenneth Dalton (S479)	S479.028	Māori Purpose	MPZ-R2	Support	We support increased impermeable surface thresholds, as in our view it recognises the nature of whenua Māori, particularly the innate nature that it is often in common and shared ownership. This often results in the land be used and occupied by multiple whanau.	Retain as notified.
Puketotara Lodge Ltd (S481)	S481.016	Māori Purpose	MPZ-R2	Not Stated	The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites. The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule. There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule	Amend point c of the matters of discretion as follows: c. the availability of land for disposal of effluent and stormwater on site without adverse effects on adjoining adjacent waterbodies (including groundwater and aquifers) or on adjoining adjacent sites; Insert the following as additional matters of discretion:

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					relating to impermeable surface coverage. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,	<ul style="list-style-type: none"> • Avoiding nuisance or damage to adjacent or downstream properties; • The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes; • The extent to which the diversion and discharge mimics natural run-off patterns.
Kāinga Ora Homes and Communities (S561)	S561.103	Māori Purpose	MPZ-R2	Support in part	Kāinga Ora considers that impermeable surface coverage is a development control that fits with other Standards rather than as a Rule in the activity status table. Rules which rely on compliance with bulk and location Standards for that Rule should include the Impermeable surfaces Standard.	Delete MPZ-R2 Impermeable surfaces in its entirety from the Rules section and create a new Standard for Impermeable surfaces.
Wakaiti Dalton (S355)	S355.034	Māori Purpose	MPZ-R3	Support in part	It is unclear why farming is constrained by PER-1. In our view, the management of offensive trade is best managed as a separate activity. The RPROZ does not restrict farming in this way. For consistency across the PDP, we seek PER-1 is deleted.	Amend MPZ-R3 to delete PER-1.
Matauri X Incorporation (S396)	S396.005	Māori Purpose	MPZ-R3	Support	The PDP provides enabling provisions for a number of activities which are generally supported. This includes a generous impermeable surface coverage, provision for farming, visitor accommodation, Marae, community facilities, customary activities, Urupa, Educational Facilities and rural tourism.	retain MPZ-R3
Tracy and Kenneth	S479.029	Māori Purpose	MPZ-R3	Oppose	It is unclear why farming is constrained by PER-1. In our view, the management of offensive trade is best managed as a	Amend MPZ-R3 to delete PER-1.

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Dalton (S479)					separate activity. The RPROZ does not restrict farming in this way. For consistency across the PDP, we seek PER-1 is deleted.	
Our Kerikeri Community Charitable Trust (S338)	S338.069	Māori Purpose	MPZ-R4	Not Stated	<p>We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes. However, one of our concerns is that the rules around outdoor space are inadequate, and there is a danger that in the drive for higher density, the planning rules will not achieve the overall goal of protecting what is valued by the community. We believe that intensification in urban zones should be encouraged in the form of well-designed two or three storey buildings (e.g. apartment blocks) with permeable areas including garden/landscaped ground.</p> <p>In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.</p>	<p>Amend the PDP provisions for multi-unit developments to:</p> <ul style="list-style-type: none"> include requirements for outdoor space beyond the area needed to move and park vehicles private, including private and shared outdoor space on the north, east or west side of a building where multi-unit developments take place alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.
Wakaiti Dalton (S355)	S355.035	Māori Purpose	MPZ-R4	Support in part	For the reasons detailed in submission point 14, we consider that the 40ha density control to be inappropriate. It is noted that there appears to be a numbering error in this rule as it does not contain a PER-1.	Amend MPZ-R4-PER-2 to allow for at a minimum, one residential unit per 20ha.
Matauri X Incorporation (S396)	S396.006	Māori Purpose	MPZ-R4	Support in part	Notwithstanding this support for the above provision, changes are also proposed to MPZ-R4 Residential activity (except for papakainga housing) to reflect that tangata whenua should also have a mixture of housing options and choices, and to reflect	amend MPZ-R4 Maori purpose zone - Rural to include the following note PER-1 - PER-3 does not apply to the land identified by the following legal

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					the previous coastal residential overlay which applied to the Landholdings. Papakainga housing is but one technique available, but there may be other techniques available which Matauri X should have the right to pursue.	description: Lot 186-188, 190, 193 DP 393664 being part Matauri X Residue.
Tapuaetahi Incorporation (S407)	S407.004	Māori Purpose	MPZ-R4	Support in part	The number of dwellings allowable on a Maori Purpose Zone site should be determined by the carrying capacity of the site, determined through MPZ-P3 and MPZ-P4 (not PER-1-PER3) of Rule MPZ-R4 [inferred].	Amend MPZ-R4 (Māori Purpose zone - Rural): Activity status: Permitted Where: PER-2 The site area per standalone residential unit is at least 40ha. PER-3 The number of residential units on any site does not exceed six. Note: PER-2 and PER-3 do not apply to: <ul style="list-style-type: none"> a single residential unit located on any site less than the minimum site area; and papakāinga provided for in Rule MPZ-R5. The landholdings owner by the Taupaetahi Incorporation at Te Tii (Insert Lot and DP as required).
Kapiro Residents Association (S427)	S427.039	Māori Purpose	MPZ-R4	Support in part	We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes. However, one of our concerns is that the rules around outdoor space are inadequate, and there is a danger that in the drive for higher density, the planning rules will not achieve the overall goal of protecting what is	Amend the PDP provisions for multi-unit developments to: <ul style="list-style-type: none"> include requirements for outdoor space beyond the area needed to move and park vehicles private, including private and shared outdoor space on the north,

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					<p>valued by the community. We believe that intensification in urban zones should be encouraged in the form of well-designed two or three storey buildings (e.g. apartment blocks) with permeable areas including garden/landscaped ground.</p> <p>In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.</p>	<p>east or west side of a building</p> <ul style="list-style-type: none"> • where multi-unit developments take place alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.
<p>Northland Fish and Game Council (S436)</p>	<p>S436.023</p>	<p>Māori Purpose</p>	<p>MPZ-R4</p>	<p>Not Stated</p>	<p>Existing game bird hunting activities are often constrained by surrounding land use, and generally becomes untenable when this land use changes; for example, when urban and lifestyle encroachment occurs near traditionally hunted sites.</p> <p>Recreational game bird hunting is a very popular activity in the rural environment. The game bird season involves the discharge of shotgun noise. This is not like other constant noises rather it is very brief in duration. Game bird hunting begins at 6:30am in the morning and concludes at 6:30pm at night for the length of the season.</p> <p>Introducing new dwelling areas near areas of recreational significance to hunters can have implications on the future of hunting in these areas. For example, complaints can be made under the Arms Act 1983 which makes clear that anyone discharging a firearm in a public place so as to deliberately endanger, frighten or annoy any other person is guilty of an offence. Shotgun noise may also be a</p>	<p>Insert provisions that constrain housing and industrial developments near areas with recreational hunting values.</p>

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					particular issue for public places such as any equestrian arena in the vicinity of maimai used during the game bird hunting season.	
Tracy and Kenneth Dalton (S479)	S479.030	Māori Purpose	MPZ-R4	Support in part	For the reasons detailed in an earlier submission, we consider that the 40ha density control to be inappropriate. It is noted that there appears to be a numbering error in this rule as it does not contain a PER-1.	Amend MPZ-R4-PER-2 to allow for at a minimum, one residential unit per 20ha.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.053	Māori Purpose	MPZ-R4	Support in part	<p>We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes. However, one of our concerns is that the rules around outdoor space are inadequate, and there is a danger that in the drive for higher density, the planning rules will not achieve the overall goal of protecting what is valued by the community. We believe that intensification in urban zones should be encouraged in the form of well-designed two or three storey buildings (e.g. apartment blocks) with permeable areas including garden/landscaped ground. In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.</p>	Amend the PDP provisions for multi-unit developments to: <ul style="list-style-type: none"> include requirements for outdoor space beyond the area needed to move and park vehicles private, including private and shared outdoor space on the north, east or west side of a building where multi-unit developments take place alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.
Carbon Neutral NZ Trust (S529)	S529.197	Māori Purpose	MPZ-R4	Support in part	We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes.	Amend the PDP provisions for multi-unit developments: <ul style="list-style-type: none"> include requirements for outdoor space beyond the

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					<p>However, one of our concerns is that the rules around outdoor space are inadequate, and there is a danger that in the drive for higher density, the planning rules will not achieve the overall goal of protecting what is valued by the community. We believe that intensification in urban zones should be encouraged in the form of well-designed two or three storey buildings (e.g. apartment blocks) with permeable areas including garden/landscaped ground.</p> <p>In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.</p>	<p>area needed to move and park vehicles private, including private and shared outdoor space on the north, east or west side of a building</p> <ul style="list-style-type: none"> where multi-unit developments take place alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.
Kāinga Ora Homes and Communities (S561)	S561.105	Māori Purpose	MPZ-R4	Oppose	The definition of papakāinga includes residential activities, therefore this activity is captured under MPZ-R5 and the Rule MPZ-R4 Residential Activity is not required.	Delete Rule MPZ-R4 Residential Activity in its entirety, and re-number all the Rules that follow.
Trent Simpkin (S283)	S283.037	Māori Purpose	MPZ-R5	Oppose	This submission applies to all Building Coverage rules within all zones. Amend to be larger, considering the size of allotments allowed for in the zone.	Amend the maximum building or structure coverage to be larger or offer an alternative pathway around this rule, by inserting a PER-2 which says if a building is above the maximum, it is permitted if a visual assessment and landscape plan is provided as part of the building consent.
Te Runanga o Ngai Takoto Trust (S390)	S390.080	Māori Purpose	MPZ-R5	Oppose	The submitter opposes rule MPZ-R5 as it permits limited numbers of houses, reflecting a cautious approach. Many sites could sustain more houses than these numbers. The option of obtaining resource consent for additional houses is largely impracticable for	Amend Rule MPZ-R5, to permit residential units on sites in addition to the numbers permitted in the notified rule. Quantify additional units by reference to the sustainable carrying capacity of the site, referencing the

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					tāngata whenua in need of social housing. The amendment seeks permitted status for greater numbers of houses. This would better implement Objective MPZ-O3, which calls for use and development to reflect sustainable carrying capacity. The criteria to quantify carrying capacity should include the developable area of a site, nature of the locality (urban, rural, coastal or in an overlay) access and the services provided.	developable site area, nature of the locality (urban, rural, coastal or overlay) access and the available services.
Matauri X Incorporation (S396)	S396.007	Māori Purpose	MPZ-R5	Support	The enabling intent of MPZ-R5 which excludes the density requirements for papakainga housing on the Landholdings is supported wholeheartedly, as this reflects the development aspirations previously provided to FNDC in relation to the site, and the development opportunity cost lost in terms of the proposed re-zoning and provisions of the then Draft PDP.	retain MPZ-R5 specifically Note:
Tapuaetahi Incorporation (S407)	S407.005	Māori Purpose	MPZ-R5	Support in part	The exemption provided within MPZ-R5 which applies to landholdings within Matauri Bay is similarly proposed to be provided for the land under this submission.	Amend Māori Purpose Zone - Rural MPZ-R5 to: Activity Status: Permitted Where: PER-2 The number of residential units does not exceed the greater of: one residential unit per 40ha of site area; or 10 residential units per site. PER-3 Any commercial activity associated with the papakāinga does not exceed a GBA of 250m2. Note: PER-2 does not apply to the land identified by the following legal description: <ul style="list-style-type: none"> Lot 186-188, 190, 193 DP 393664 being part Matauri X Residue. The landholding owner by the Taupaetahi

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						Incorporation at Te Tii)insert Lot and DP as required).
Te Rūnanga o Whaingaroa (S486)	S486.093	Māori Purpose	MPZ-R5	Oppose	The rule as drafted permits limited numbers of houses, reflecting a cautious approach. Many sites could sustain more houses than these numbers. The option of obtaining resource consent for additional houses is largely impracticable for tāngata whenua in need of social housing. The amendment seeks permitted status for greater numbers of houses. This would better implement Objective MPZ-O3, which calls for use and development to reflect sustainable carrying capacity. The criteria to quantify carrying capacity should include the developable area of a site, nature of the locality (urban, rural, coastal or in an overlay) access and the services provided.	Amend Rule MPZ-R5, to permit residential units on sites in addition to the numbers permitted in the notified rule. Quantify additional units by reference to the sustainable carrying capacity of the site, referencing the developable site area, nature of the locality (urban, rural, coastal or overlay) access and the available services.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.081	Māori Purpose	MPZ-R5	Oppose	The submitter opposes rule MPZ-R5 as it permits limited numbers of houses, reflecting a cautious approach. Many sites could sustain more houses than these numbers. The option of obtaining resource consent for additional houses is largely impracticable for tāngata whenua in need of social housing. The amendment seeks permitted status for greater numbers of houses. This would better implement Objective MPZ-O3, which calls for use and development to reflect sustainable carrying capacity. The criteria to quantify carrying capacity should include the developable area of a site, nature of the locality (urban, rural, coastal or in an overlay) access and the services provided.	Amend Rule MPZ-R5, to permit residential units on sites in addition to the numbers permitted in the notified rule. Quantify additional units by reference to the sustainable carrying capacity of the site, referencing the developable site area, nature of the locality (urban, rural, coastal or overlay) access and the available services.
Te Rūnanga o Ngāti Rēhia (S559)	S559.037	Māori Purpose	MPZ-R5	Support in part	If the amendment is not provided then the plan is not meeting the objectives in SD-CP-O1.	Amend MPZ-R5 note as follows: 'PER-2 does not apply to the land identified by the following legal description Lot 186-188, 190, 193 DP 393664 being part Matauri X Residue.

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						The landholdings ownerby the Taupaetahi Incirporation at Te Tii (Insert Lot and DP as required).' (inferred).
Kāinga Ora Homes and Communities (S561)	S561.106	Māori Purpose	MPZ-R5	Support in part	To provide for the objectives and policies, Kāinga Ora seek that the minimum site area required for papakāinga be removed from the Māori Purpose Zone - Urban. Kāinga Ora recommends this be replaced with requiring use and development under this Rule to be adequately serviced in terms of infrastructure, reducing the restriction on papakāinga in this zone. Matters of discretion have been adopted from the proposed Policy MPZ-P4 with amendments.	Delete the minimum site area requirement under PER-1, replace with a requirement for infrastructure servicing. Amend where compliance with PER-1, PER-2 or PER-3 is not achieved, this activity becomes Restricted Discretionary with specific matters of discretion as follows: Māori Purpose Zone - Urban Activity Status: Permitted Where: PER-11. The site area is at least 600m²; and 2. The number of residential units on a site does not exceed three. 3. Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure. Māori Purpose Zone - Rural Activity Status: Permitted Where: PER-2The number of residential units does not exceed the greater of: c. one residential unit per 40ha of site area; or d. 10 residential units per site. PER-32 Any commercial activity associated with the papakāinga

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						<p>does not exceed a GBA of 250m². Note: PER-2 does not apply to the land identified by the following legal description: - Lot 186-188, 190, 193 DP 393664 being part Matauri X Residue.</p> <p>Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary Matters of discretion are restricted to: a. consistency with the scale, density, design and character of the planned environment and purpose of the zone; b. the location, scale and design of buildings and structures; c. at zone interfaces: i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment; d. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the</p>

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						<p>capacity of the site to cater for onsite infrastructure associated with the proposed activity;e. the adequacy of roading infrastructure to service the proposed activity;f. any loss of highly productive land;g. effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; andh. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>
Airbnb (S214)	S214.015	Māori Purpose	MPZ-R6	Support in part	<p>The proposed district plan allows for visitor accommodation as a permitted activity for less than or equal to 6-10 guests on site. If these conditions are not met, the activity is discretionary except in the settlement zone where it is restricted discretionary. Airbnb supports the overall approach to allow visitor accommodation to occur in all zones and commends the Council's leadership in this space. We would, however, recommend that restrictions around the number of guests be standardised to 10 across the district to account for the range of families that tend to stay in this type of accommodation and would also recommend that properties that do not meet permitted status default to restricted discretionary as opposed to discretionary. This would increase certainty for our Hosts and unlock the full potential of residential visitor accommodation in the</p>	<p>Amend rules to standardisethe guest limit cap for permitted visitor accommodation to 10 across all zonesand make the default non-permitted status restricted discretionary (as opposedto Discretionary) across all zones.</p>

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					district. Airbnb strongly believes that consistency for guests and hosts is important and that a national approach is the most effective way to address these concerns. Kiwis agree with 64% expressing support for national regulation. One example of this type of standardised approach across councils is the Code of Conduct approach as piloted in New South Wales (NSW), Australia (with a robust compliance and enforcement mechanism, operating on a 'two strike' basis whereby bad actors are excluded from participating in the industry for a period of 5 years after repeated breaches of the Code).	
Matauri X Incorporation (S396)	S396.008	Māori Purpose	MPZ-R6	Support	The PDP provides enabling provisions for a number of activities which are generally supported. This includes a generous impermeable surface coverage, provision for farming, visitor accommodation, Marae, community facilities, customary activities, Urupa, Educational Facilities and rural tourism.	retain MPZ-R6 specifically Note:
Kāinga Ora Homes and Communities (S561)	S561.107	Māori Purpose	MPZ-R6	Support in part	The activity status where compliance is not achieved with PER-1 is a Discretionary activity. The proposed Discretionary Activity status for noncompliance with PER-1 is not in line with the objectives and policies for the zone. Kāinga Ora considers that a more appropriate activity status for infringements to PER-1 is a Restricted Discretionary activity.	Amend where compliance with PER-1 is not achieved, this activity becomes Restricted Discretionary with specific matters of discretion as follows: Activity status: Permitted Where: PER-1 The occupancy does not exceed six guests per night. Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure. Note: PER-1 does not apply to marae provided for under MPZ-R7 Activity status where compliance not achieved with PER-1:

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						<p>Discretionary Restricted Discretionary Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> i. consistency with the scale, density, design and character of the planned environment and purpose of the zone; j. the location, scale and design of buildings and structures; k. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment; l. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for onsite infrastructure associated with the proposed activity; m. the adequacy of roading infrastructure to service the proposed activity; n. any loss of highly productive land; o. effects on areas with historic heritage and cultural values, natural features and landscapes, natural

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						character or indigenous biodiversity values; andp. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
Matauri X Incorporation (S396)	S396.009	Māori Purpose	MPZ-R7	Support	The PDP provides enabling provisions for a number of activities which are generally supported. This includes a generous impermeable surface coverage, provision for farming, visitor accommodation, Marae, community facilities, customary activities, Urupa, Educational Facilities and rural tourism.	retain MPZ-R7
Matauri X Incorporation (S396)	S396.010	Māori Purpose	MPZ-R8	Support	The PDP provides enabling provisions for a number of activities which are generally supported. This includes a generous impermeable surface coverage, provision for farming, visitor accommodation, Marae, community facilities, customary activities, Urupa, Educational Facilities and rural tourism.	retain MPZ-R8
Matauri X Incorporation (S396)	S396.011	Māori Purpose	MPZ-R9	Support	The PDP provides enabling provisions for a number of activities which are generally supported. This includes a generous impermeable surface coverage, provision for farming, visitor accommodation, Marae, community facilities, customary activities, Urupa, Educational Facilities and rural tourism.	retain MPZ-R9
Matauri X Incorporation (S396)	S396.012	Māori Purpose	MPZ-R10	Support	The PDP provides enabling provisions for a number of activities which are generally supported. This includes a generous impermeable surface coverage, provision for farming, visitor accommodation, Marae, community facilities, customary activities, Urupa, Educational Facilities and rural tourism.	retain MPZ-R10

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Matauri X Incorporation (S396)	S396.013	Māori Purpose	MPZ-R11	Support in part	However, in order to promote papakainga and housing developments on Maori Land, provisions associated with Home Business activities are sought to be increased in scale, recognising the need to provide for economic development for whanau. The changes proposed are sought to increase the scale of the building where the home occupation occurs, and the number of staff.	amend MPZ-R11PER-1: The home business is undertaken within: 1. a residential unit; or 2. an accessory building that does not exceed GFA of 4100 m ² GFA; or 3. a minor residential unit. PER -2: There is no more than two four full-time equivalent persons engaged in the home business who reside offsite.
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.063	Māori Purpose	MPZ-R11	Support	PHTTCCT support the provision for home business in zones. It is considered that providing for this activity as a permitted activity, particularly throughout the zones that adjoin the Trail, will help activate the Trail and ensure that that the potential in terms of social and economic impact can be realised (noting the comments made in the Transport Chapter in regards to parking).	retain as notified
John Andrew Riddell (S431)	S431.146	Māori Purpose	MPZ-R11	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend PER-4 of Rule MPZ-R11 so that the hours of operation apply to when the business is open to the public
Kāinga Ora Homes and Communities (S561)	S561.108	Māori Purpose	MPZ-R11	Support in part	PER-2 limits the number of fulltime persons engaged in the home business who reside offsite to two persons. Kāinga Ora seek that PER-2 is deleted to enable more employment opportunities. The scale and intensity of the home business activity will be controlled by the remaining activity status to ensure the primary use of the site remains residential in nature. Where compliance is not achieved with PER-1, PER-2, PER-3 or PER-4, it is currently proposed to be a	Delete PER-2, re-number the subsequent clauses. Where compliance with PER-1, PER-2 or PER-3 is not achieved, this activity becomes Restricted Discretionary with specific matters of discretion as follows: Activity status: Permitted Where: PER-1 The home business is undertaken

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					<p>Discretionary activity. Kāinga Ora seek that the activity status where compliance is not achieved with PER-1, PER-2, PER-3 or PER-4 becomes a Restricted Discretionary activity with specific matters of discretion. In the General Residential Zone where compliance with the Permitted activity standards under Rule GRZ-R5 Home Business is not achieved, the activity becomes a Restricted Discretionary activity. This demonstrates that effects from non-compliance with the Permitted activity standards can be managed under specific matters of discretion for this Rule.</p>	<p>within:1. a residential unit; or2. an accessory building that does not exceed GFA of 40m² GFA; or3. a minor residential unit. PER-2There is no more than two full-time equivalent persons engaged in the home business who reside off-site. Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure. PER-3 All manufacturing, altering, repairing, dismantling or processing of any material or articles associated with an activity is carried out within a building or screened from residential units on adjoining sites. PER-4 Hours of operation are between: 1. 7am-8pm Monday to Friday. 2. 8am-8pm Weekends and public holidays.</p> <p>Activity status where compliance not achieved with PER-1, PER-2, or PER-3: or PER-4: Discretionary Restricted DiscretionaryMatters of discretion are restricted to: a.</p>

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						scale, intensity and character of the business;b. traffic generation, safety and access;c. provision of parking;d. noise, odour and dust;e. disturbance and loss of privacy for surrounding sites; andf. hours of operation.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.111	Māori Purpose	MPZ-R14	Support	The submitter supports rule MPZ-R14 Educational facility, the permitted activity standards to provide for small scale educational facilities in the Kororāreka Russell Township zone. Due to the scale of this zone, the Ministry accept the discretionary activity status if compliance with the permitted activity standards cannot be achieved.	Retain rule MPZ-R14 Educational facility, as proposed.
Te Runanga o Ngai Takoto Trust (S390)	S390.081	Māori Purpose	MPZ-R14	Oppose	The submitter opposes rule MPZ-R14 (inferred) as it permits kōhanga reo without restriction but requires resource consent for occupational and outdoor training. Training activities have the potential to make an important contribution to the economic wellbeing of tāngata whenua. Training in outdoor occupations such as farming and forestry in rural areas is unlikely to generate adverse effects more than minor.	Amend rule MPZ-R14 as follows: These standards do not apply to: Kōhanga reo, or to occupational and outdoor training activities.
Matauri X Incorporatio n (S396)	S396.014	Māori Purpose	MPZ-R14	Support	The PDP provides enabling provisions for a number of activities which are generally supported. This includes a generous impermeable surface coverage, provision for farming, visitor accommodation, Marae, community facilities, customary activities, Urupa, Educational Facilities and rural tourism.	retain MPZ-R14 specifically These standards do not apply to: Kohanga reo activities
Te Rūnanga o	S486.094	Māori Purpose	MPZ-R14	Oppose	Rule TSL-R11 permits kōhanga reo without restriction but requires resource consent for	Amend the last sentence of Rule MPZ-R14 as follows:

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Whaingaroa (S486)					occupational and outdoor training. Training activities have the potential to make an important contribution to the economic wellbeing of tāngata whenua. Training in outdoor occupations such as farming and forestry in rural areas is unlikely to generate adverse effects more than minor.	These standards do not apply to: Kōhanga reo, or to occupational and outdoor training activities.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.082	Māori Purpose	MPZ-R14	Oppose	The submitter opposes rule MPZ-R14 (inferred) as it permits kōhanga reo without restriction but requires resource consent for occupational and outdoor training. Training activities have the potential to make an important contribution to the economic wellbeing of tāngata whenua. Training in outdoor occupations such as farming and forestry in rural areas is unlikely to generate adverse effects more than minor.	Amend rule MPZ-R14 as follows: These standards do not apply to: Kōhanga reo, or to occupational and outdoor training activities.
Kāinga Ora Homes and Communities (S561)	S561.109	Māori Purpose	MPZ-R14	Support in part	The activity status where compliance is not achieved with PER-1 or PER-2 is a Discretionary activity. The proposed Discretionary activity status for non-compliance with PER-1 is not in line with the objectives and policies for the zone. In addition, Kāinga Ora seeks that PER-2 restricting the number of persons engaged in this activity residing off-site is deleted.	Delete PER-2. Amend where compliance with PER-1 is not achieved, this activity becomes Restricted Discretionary with specific matters of discretion as follows: Activity status: Permitted Where: PER-1 The educational facility is within a residential unit or accessory building. Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure. PER-2 The number of persons attending at any one time does not exceed four, excluding those who reside on site. These standards do This Rule does not apply to: Kōhanga reo activities.

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						<p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary Restricted Discretionary Matters of discretion are restricted to: i. consistency with the scale, density, design and character of the planned environment and purpose of the zone; j. the location, scale and design of buildings and structures; k. at zone interfaces: i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment; l. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for onsite infrastructure associated with the proposed activity; m. the adequacy of roading infrastructure to service the proposed activity; n. any loss of highly productive land; o. effects</p>

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						on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; andp. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
Wakaiti Dalton (S355)	S355.036	Māori Purpose	MPZ-R15	Support in part	We support the intention of this rule, however, we concerned with the thresholds proposed in PER-1. In the absence of section 32 analysis of the thresholds, it is unclear whether these are the most practical in achieving the purpose of the RMA.	delete PER-1
Te Runanga o Ngai Takoto Trust (S390)	S390.082	Māori Purpose	MPZ-R15	Oppose	The submitter opposes rule MPZ-R15 as papakāinga limits commercial activities that enable the long-term sustainability of facilities and activities. Rule MPZ-R5 and MPZ-R15 are inconsistent and should be harmonised: MPZ-5 appears to permit commercial activity in papakāinga without restriction (economic activity being within the definition of papakāinga) only for this to be cut down by MPZ-15.	Amend rule MPZ-R15 to provide for commercial activities within papakāinga that are more enabling.
Matauri X Incorporation (S396)	S396.015	Māori Purpose	MPZ-R15	Support	The PDP provides enabling provisions for a number of activities which are generally supported. This includes a generous impermeable surface coverage, provision for farming, visitor accommodation, Marae, community facilities, customary activities, Urupa, Educational Facilities and rural tourism.	retain MPZ-R15 specifically PER-1 The commercial activity does not exceed a GBA of 250m2
Pou Herenga Tai Twin Coast Cycle Trail Charitable	S425.065	Māori Purpose	MPZ-R15	Support	PHTTCCT support commercial activities of an appropriate scale in the Māori Purpose Zone.	retain as notified

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Trust (S425)						
Tracy and Kenneth Dalton (S479)	S479.031	Māori Purpose	MPZ-R15	Oppose	We support the intention of this rule, however, we concerned with the thresholds proposed in PER-1. In the absence of section 32 analysis of the thresholds, it is unclear whether these are the most practical in achieving the purpose of the RMA.	Delete PER-1.
Te Rūnanga o Whaingaroa (S486)	S486.095	Māori Purpose	MPZ-R15	Oppose	Papakāinga - limits commercial activities that enable the long-term sustainability of facilities and activities. Rule MPZ-R5 and MPZ-R15 are inconsistent and should be harmonised: MPZ-5 appears to permit commercial activity in papakāinga without restriction (economic activity being within the definition of papakāinga) only for this to be cut down by MPZ-15.	Amend Rule MPZ-R15 so that commercial activities within papakāinga are more enabling.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.083	Māori Purpose	MPZ-R15	Oppose	The submitter opposes rule MPZ-R15 as papakāinga limits commercial activities that enable the long-term sustainability of facilities and activities. Rule MPZ-R5 and MPZ-R15 are inconsistent and should be harmonised: MPZ-5 appears to permit commercial activity in papakāinga without restriction (economic activity being within the definition of papakāinga) only for this to be cut down by MPZ-15.	Amend rule MPZ-R15 to provide for commercial activities within papakāinga that are more enabling.
Matauri X Incorporation (S396)	S396.016	Māori Purpose	MPZ-R16	Support	The PDP provides enabling provisions for a number of activities which are generally supported. This includes a generous impermeable surface coverage, provision for farming, visitor accommodation, Marae, community facilities, customary activities, Urupa, Educational Facilities and rural tourism.	retain MPZ-R16 specifically Activity status: Permitted
Kāinga Ora Homes and Communities (S561)	S561.104	Māori Purpose	Standards	Support in part	Kāinga Ora considers that impermeable surface coverage is a development control that fits with other Standards rather than as a Rule in the activity status table. Rules which rely on compliance with bulk and location. Standards for that Rule should include the Impermeable surfaces Standard.	Insert new Standard MPZ-S8 Impermeable surfaces Māori Purpose Zone - Urban The impermeable surface coverage of any site is no more than

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						<p>60%.Māori Purpose Zone - RuralThe impermeable surface coverage of any site no more than 25%.Except that:On sites containing marae, the impermeable surface is no more than 50%.Where the standard is not met, matters of discretion are restricted to:g. the extent to which landscaping or vegetation may reduce adverse effects of runoff;h. the effectiveness of the proposed method for controlling stormwater on site;i. the availability of land for disposal of effluent and stormwater on site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites;j. whether low impact design methods and green spaces can be used;k. any cumulative effects on total catchment impermeability; andl. natural hazard mitigation and site constraints.</p>
<p>Far North District Council (S368)</p>	<p>S368.017</p>	<p>Māori Purpose</p>	<p>MPZ-S1</p>	<p>Support in part</p>	<p>Submission: The proposed maximum height standard for Maori Purpose Zone - urban is currently 11 m above ground level, which is inconsistent with the 8m maximum height limit for the General Residential Zone, and could lead to potential adverse effects on character and</p>	<p>Amend MPZ-S1 Maximum height The maximum height of the building or structure, or extension or alteration to an existing building or structure is 11 8m above ground level except. 1 . Where the site adjoins the</p>

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					<p>amenity for surrounding residential sites. Key reasons for the requested change are:</p> <ul style="list-style-type: none"> - Council's intention was that the maximum height for the Maori Purpose zone - Urban would be consistent with the maximum height for the General Residential Zone (as inferred by Section 5.3.3 of the S32 report - Tangata Whenua). - A large portion of MPZ - Urban zoned sites are residential in size and nature. Initial GIS analysis indicates that there are only approximately 16 sites zoned Maori Purpose - Urban Zone across the District that directly adjoin the Mixed Use, Light or Heavy Industrial Zones. - The amendment would achieve greater consistency in character and amenity between the MPZ-Urban and General Residential or Settlement Zones. 	Mixed Use Zone, Light or Heavy Industrial zones, the maximum height is 12m above ground level.
Matauri X Incorporation (S396)	S396.017	Māori Purpose	MPZ-S1	Support		<p>retain MPZ-S1</p> <p>Specifically Māori purpose zone - rural</p> <p>The maximum height of the building or structure, or extension or alteration to an existing building or structure is 12m above ground level.</p>
Radio New Zealand (S489)	S489.038	Māori Purpose	MPZ-S1	Support	<p>RNZ is concerned that elevated structures near RNZ's facilities could experience EMR coupling which can present a safety risk to people on or near the structures.</p> <p>RNZ notes that the height limit proposed in the proposed district plan has been adopted as a trigger for considering EMR coupling, to allow for simpler administration of the standard. However, RNZ is open to higher trigger heights of 21m (within 1,000m of the Waipapakauri transmitter) and 16m (within 1,000m of the Ōhaeawai transmitter) being</p>	<p>Insert a new matter within Policy MPZ-P4 as follows:g. for structures within1,000m of Radio NewZealand's Facilities atWaipapakauri or Ōhaeawai, whether the safety risks of electro magnetic coupling have been considered and addressed effectively.</p>

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					imposed in the District Plan if this would lead to better outcomes.	
John Andrew Riddell (S431)	S431.197	Māori Purpose	MPZ-S2	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.
KiwiRail Holdings Limited (S416)	S416.068	Māori Purpose	MPZ-S3	Support in part	<p>For health and safety reasons, KiwiRail seek a setback for structures from the rail corridor boundary. While KiwiRail do not oppose development on adjacent sites, ensuring the ability to access and maintain structures without requiring access to rail land is important.</p> <p>Parts of the KiwiRail network adjoin commercial, mixed use, industrial and open space zones. These zone chapters do not currently include provision for boundary setbacks for buildings and structures. KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures.</p> <p>KiwiRail considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in all zones adjacent to the railway corridor. Building setbacks are essential to address significant safety hazards associated with the operational rail corridor. The Proposed Plan enables a 1m setback from side and rear boundaries shared with the rail corridor, increasing the risk that poles, ladders, or even ropes for abseiling equipment, could protrude into the rail corridor and increasing the risk of collision with a train or electrified overhead lines. Further, there is a 600mm eave allowance within side and rear yards which restricts potential access to roofs from of buildings even further and results in an effective yard setback of 400mm.</p>	<p>Insert a railway setback (refer to submission for examples) Insert the following matters of discretion into the standard:</p> <ul style="list-style-type: none"> • the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor • the safe and efficient operation of the rail network

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					<p>KiwiRail consider that a 5m setback is appropriate in providing for vehicular access to the rear of buildings (e.g. a cherry picker) and allowing for scaffolding to be erected safely. This setback provides for the unhindered operation of buildings, including higher rise structures and for the safer use of outdoor deck areas at height. This in turn fosters visual amenity, as lineside properties can be regularly maintained.</p> <p>One option is a cross-reference between the standards of each zone to avoid repetition, or to create a standard rail corridor setback rule and replicate it in each zone.</p> <p>The provision of a setback can ensure that all buildings on a site can be accessed and maintained for the life of that structure, without the requirement to gain access to rail land, including by aspects such as ladders, poles or abseil ropes. This ensures that a safe amenity is provided on the adjacent sites for the occupants, in line with delivery policy direction such as GRZ-O2, clause 4 whereby safety is a specific objective for achieving zone appropriate character and amenity values.</p> <p>It is noted that some zones (Heavy Industrial, Rural production)) have wider yards than sought by KiwiRail. This is supported, but the yard purpose is not linked to safety matters relating to a site's proximity to the railway and therefore any applications for reductions may not consider this requirement.</p>	
<p>Fire and Emergency New Zealand (S512)</p>	<p>S512.089</p>	<p>Māori Purpose</p>	<p>MPZ-S3</p>	<p>Support in part</p>	<p>Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency.</p> <p>An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and</p>	<p>Insert advicenote to setback standard Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings.</p>

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					firefighting access through the New Zealand Building Code (NZBC).	Planusers should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted
Far North District Council (S368)	S368.061	Māori Purpose	MPZ-S4	Support in part	Typo: There is a typo within the Standard for 'Setback from MHWS' across all zones within the PDP, in matter of discretion d. should be 'constraints' nor 'constricts'	Amend MPZ-S4 Replace the word 'constricts' with 'constraints' in the standard for 'Setback from MHWS in all zones in the PDP. d. Natural hazard mitigation and site constricts constraints;
Northland Planning and Development 2020 Limited (S502)	S502.072	Māori Purpose	MPZ-S4	Support in part	Some consistency is sought with NATC-R1 which covers activities within proximity to a wetland, lake or a river margin. As such the layout of the rule has been changed to reflect this, while at the same time allowing for certain structures to be exempt.	Amend MPZ-S4 Where:PER-1 The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWS PER-2The building or structure, or extension or alteration to an existing building or structure within the 26m setback from MHWS is required for:1. restoration and enhancement purposes; or2. natural hazard mitigation undertaken by, or on behalf of, the local authority; or3. a post and wire fence for the purpose of protection from farm stock; or4. Lighting poles by, or on behalf of,

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						the local authority; or5. Footpaths and orpaving no greater than 2m in width; or6. Boundary fences or walls nomore than 2m in height above ground level;
Matauri X Incorporation (S396)	S396.018	Māori Purpose	MPZ-S5	Support		retain MPZ-S5 Specifically, The combined building or structure coverage of the site is no more than 50%.
Tapuaetahi Incorporation (S407)	S407.006	Māori Purpose	MPZ-S5	Support in part	An exemption is also proposed in terms of MPZ-S4 which allows for a balance lot, reserve or road to negate the need for the setback from MHWS provisions to be applied. This approach is similar in nature to those found in the existing rule 12.7.6.1.1(vii) of the Operative District Plan.	Amend MPZ-S4 to: The maximum height of the building or structure, or extension or alteration to an existing building or structure, must be be set back at least 26m from MHWS. Exemption: <ul style="list-style-type: none"> Where there is a legally formed and maintained road, reserve or allotment between the property and the coastal marine area.
Matauri X Incorporation (S396)	S396.019	Māori Purpose	MPZ-S6	Support in part	Linked to the above is MPZ-S6 On-site services. The continued requirements for exclusive use areas for wastewater are considered to duplicate the requirements already considered under TP58 and the Northland Regional Council rules, and they promote an inefficient use of a physical resource (land). Many development on Maori Land favour collective systems which require a balance area for development, but enable Maori Landowners to achieve scale, pitch for	amend MPZ-S6 onsite services Wastewater 1. Where a connection to Council's reticulated wastewater systems is not available: a. any residential unit has a minimum exclusive use area surrounding the unit, for on-site wastewater treatment and disposal, of 2,000m².

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					<p>government funding, and more appropriately use the very limited amount of land they have. This approach is considered to more appropriately meet the provisions of higher order documents and Part 2 of the RMA.</p>	<p>b. all wastewater treatment and disposal systems must be contained within the site that the system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Far North District Council Engineering Standards April 2022.</p> <p>c. where sewage is to be disposed to ground, the receiving area must not be:</p> <ul style="list-style-type: none"> land susceptible to instability; or an area identified in the District Plan as subject to inundation; or used for the disposal of stormwater. <p>d. A site suitability report for on-site wastewater disposal, prepared by a suitably qualified and experienced person, to demonstrate compliance with the the Far North District Council Engineering Standards April 2022. TP58, and the Northland Regional Plan standards, shall be submitted to Council for approval at time of building consent.</p>
Fire and Emergency	S512.043	Māori Purpose	MPZ-S6	Support	Support inclusion of firefighting water supply as well as potable (or drinking) water supply.	amend MPZ-S6 Water

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New Zealand (S512)					Fire and Emergency request this framing is copied throughout the District Plan.	2. Where a connection to Council's reticulated water systems is not available, all residential units shall have access to potable (drinkable) water and access to water supplies for firefighting in accordance with the alternative firefighting water source provisions of SNZ PAS 4509:2008. from a community water scheme or private water bore or shall be able to store 45,000 litres of potable water from another source.
Moturoa Island Limited (S30)	S30.001	Moturoa Island zone	Objectives	Support	The current District Plan and the new Proposed District Plan which incorporates requirements to identify and manage areas of significant natural beauty and cultural significance are adequately covered in the proposed changes and acceptable to the owners of Moturoa Island. Moturoa supports the adoption of the new plan without amendment to the proposed changes	Retain Motorua Island Zone chapter as notified.
Moturoa Island Limited (S30)	S30.002	Moturoa Island zone	Policies	Support	The current District Plan and the new Proposed District Plan which incorporates requirements to identify and manage areas of significant natural beauty and cultural significance are adequately covered in the proposed changes and acceptable to the owners of Moturoa Island. Moturoa supports the adoption of the new plan without amendment to the proposed changes	Retain Motorua Island Zone chapter as notified.
Fire and Emergency New Zealand (S512)	S512.044	Moturoa Island zone	MIZ-P7	Support	Support inclusion of firefighting water supply as well as potable (or drinking) water supply. Fire and Emergency request this framing is copied throughout the District Plan.	retain MIZ-P7

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Moturoa Island Limited (S30)	S30.003	Moturoa Island zone	Rules	Support	The current District Plan and the new Proposed District Plan which incorporates requirements to identify and manage areas of significant natural beauty and cultural significance are adequately covered in the proposed changes and acceptable to the owners of Moturoa Island. Moturoa supports the adoption of the new plan without amendment to the proposed changes	Retain Motorua Island Zone chapter as notified.
Fire and Emergency New Zealand (S512)	S512.068	Moturoa Island zone	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards	Insertnew rule for Emergency service facilities included as a permitted activity Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings
House Movers Section of New	S482.018	Moturoa Island zone	MIZ-R1	Support in part	The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan	amend MIZ-R1 to: provide for relocated building as a permitted activity whenrelocated buildings meet performance

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Zealand Heavy Haulage Association Inc (S482)					appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report(schedule 2) restricteddiscretionary activity status for relocated buildings that do not meet thepermitted activity status standards
Northland Fish and Game Council (S436)	S436.024	Moturoa Island zone	MIZ-R2	Not Stated	Existing game bird hunting activities are often constrained by surrounding land use, and generally becomes untenable when this land use changes; for example, when urban and lifestyle encroachment occurs near traditionally hunted sites. Recreational game bird hunting is a very popular activity in the rural environment. The game bird season involves the discharge of shotgun noise. This is not like other constant noises rather it is very brief in duration. Game bird hunting begins at 6:30am in the morning and concludes at 6:30pm at night for the length of the season. Introducing new dwelling areas near areas of recreational significance to hunters can have implications on the future of hunting in these areas. For example, complaints can be made under the Arms Act 1983 which makes clear that anyone discharging a firearm in a public place so as to deliberately endanger, frighten or annoy any other person is guilty of an offence. Shotgun noise may also be a particular issue for public places such as any equestrian arena in the vicinity of maimai used during the game bird hunting season.	Insert provisions that constrain housing and industrial developments near areas with recreational hunting values.
Far North District Council (S368)	S368.033	Moturoa Island zone	MIZ-R3	Support in part	Correction: The intent of 'Farming' in PER-2 is to limit it to the grazing of sheep and goats, as identified in PER-1	Amend MIZ-R3 PER-2 Farming The grazing of sheep and goats is outside of any significant natural area identified

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						on the Moturoa Island Development Plan as Conservation/wildlife areas.
Northland Planning and Development 2020 Limited (S502)	S502.073	Moturoa Island zone	MIZ-S1	Support in part	Some consistency is sought with NATC-R1 which covers activities within proximity to a wetland, lake or a river margin. As such the layout of the rule has been changed to reflect this, while at the same time allowing for certain structures to be exempt.	Amend MIZ-S1 Where: PER-1 The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWSPER-2 The building or structure, or extension or alteration to an existing building or structure within the 26m setback from MHW is required for: 1. restoration and enhancement purposes; or 2. natural hazard mitigation undertaken by, or on behalf of, the local authority; or 3. a post and wire fence for the purpose of protection from farm stock; or 4. Lighting poles by, or on behalf of, the local authority; or 5. Footpaths and or paving no greater than 2m in width; or 6. Boundary fences or walls no more than 2m in height above ground level;
Kapiro Residents	S428.023	Ngawha Innovation and	Objectives	Support in part	It should be encouraged in the form of well-designed two or three storey buildings, for example, with requirements for permeable	Amend PDP to include objectives, policies and rules/standards that require best practice environmentally

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Association (S428)		Enterprise Park			<p>open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths.</p> <p>The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater.</p> <p>Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar panels with batteries, for example, can be purchased on lease-to-buy schemes so that the owner/occupier only pays the amount that they would have paid anyway for grid electricity. Additional electricity generation by households will be essential for powering EVs in future because current national generation capacity is not sufficient.</p>	<p>sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> • Permeable materials wherever feasible for surfaces such as driveways, paths etc. • Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures • Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts • Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be increasingly important for shade/cooling for buildings and pedestrians in future.
Vision Kerikeri	S521.026	Ngawha Innovation	Objectives	Support in part	It should be encouraged in the form of well-designed two or three storey buildings, for	Amend PDP to include objectives, policies and rules/standards that

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<p>(Vision for Kerikeri and Environs, VKK) (S521)</p>		<p>and Enterprise Park</p>			<p>example, with requirements for permeable open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths.</p> <p>The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater.</p> <p>Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar panels with batteries, for example, can be purchased on lease-to-buy schemes so that the owner/occupier only pays the amount that they would have paid anyway for grid electricity. Additional electricity generation by households will be essential for powering EVs in future because current national generation capacity is not sufficient.</p>	<p>require best practice environmentally sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> • Permeable materials wherever feasible for surfaces such as driveways, paths etc. • Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures • Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts • Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be increasingly important for shade/cooling for buildings and pedestrians in future.

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<p>Carbon Neutral NZ Trust (S529)</p>	<p>S529.230</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>Objectives</p>	<p>Support in part</p>	<p>It should be encouraged in the form of well-designed two or three storey buildings, for example, with requirements for permeable open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths. The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater. Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar panels with batteries, for example, can be purchased on lease-to-buy schemes so that the owner/occupier only pays the amount that they would have paid anyway for grid electricity. Additional electricity generation by households will be essential for powering EVs in future because current national generation capacity is not sufficient.</p>	<p>Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> • Permeable materials wherever feasible for surfaces such as driveways, paths etc. • Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures • Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts • Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be increasingly important for shade/cooling for buildings and pedestrians in future.

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Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.112	Ngawha Innovation and Enterprise Park	NIEP-O1	Support	The submitter supports objective NIEP-O1, to enable compatible activities, such as educational facilities, that provide for primary production innovation, including manufacturing, further processing of raw materials, research and fostering technological advancements, and directly related education and training opportunities.	Retain objective NIEP-O1
Far North Holdings Limited (S375)	S375.001	Ngawha Innovation and Enterprise Park	NIEP-O1	Support in part	The additional components referenced support the ability of individuals to operate businesses and take up employment, training and educational options available within the Park. The view of the Park is that the less impediment to enabling people to reach their potential - the better and this needs to be reflected within the intent of the zone.	amend NIEP-O1 The NIEP zone enables compatible development and activities that provide for primary production innovation, including manufacturing, further processing of raw materials, research and fostering technological advancements, and directly related education and training opportunities-, education support such as childcare facilities, employment and business development initiatives offered within the Park.
The BOI Watchdogs (S354)	S354.025	Ngawha Innovation and Enterprise Park	NIEP-O2	Oppose	We have noted in this consultation process that there are animal owning and pet limits in this zone this needs to be reviewed for legality and sanity.	Amend the objective and policy framework that would restrict pet ownership (inferred)
Kapiro Residents Association (S428)	S428.024	Ngawha Innovation and Enterprise Park	Policies	Support in part	<p>It should be encouraged in the form of well-designed two or three storey buildings, for example, with requirements for permeable open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths.</p> <p>The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-</p>	<p>Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> • Permeable materials wherever feasible for surfaces such as driveways, paths etc. • Best practice for lowest environmental impact and

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					<p>ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater.</p> <p>Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar panels with batteries, for example, can be purchased on lease-to-buy schemes so that the owner/occupier only pays the amount that they would have paid anyway for grid electricity. Additional electricity generation by households will be essential for powering EVs in future because current national generation capacity is not sufficient.</p>	<p>water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures</p> <ul style="list-style-type: none"> Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be increasingly important for shade/cooling for buildings and pedestrians in future.
<p>Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S521)</p>	<p>S521.027</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>Policies</p>	<p>Support in part</p>	<p>It should be encouraged in the form of well-designed two or three storey buildings, for example, with requirements for permeable open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths.</p> <p>The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation</p>	<p>Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> Permeable materials wherever feasible for surfaces such as driveways, paths etc.

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					<p>systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater.</p> <p>Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar panels with batteries, for example, can be purchased on lease-to-buy schemes so that the owner/occupier only pays the amount that they would have paid anyway for grid electricity. Additional electricity generation by households will be essential for powering EVs in future because current national generation capacity is not sufficient.</p>	<ul style="list-style-type: none"> • Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures • Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts • Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be increasingly important for shade/cooling for buildings and pedestrians in future.
<p>Carbon Neutral NZ Trust (S529)</p>	<p>S529.231</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>Policies</p>	<p>Support in part</p>	<p>It should be encouraged in the form of well-designed two or three storey buildings, for example, with requirements for permeable open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths. The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation</p>	<p>Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> • Permeable materials wherever feasible for surfaces such as driveways, paths etc.

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					<p>systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater. Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar panels with batteries, for example, can be purchased on lease-to-buy schemes so that the owner/occupier only pays the amount that they would have paid anyway for grid electricity. Additional electricity generation by households will be essential for powering EVs in future because current national generation capacity is not sufficient.</p>	<ul style="list-style-type: none"> • Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures • Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts • Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be increasingly important for shade/cooling for buildings and pedestrians in future.
<p>Far North Holdings Limited (S375)</p>	<p>S375.002</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>NIEP-P1</p>	<p>Support in part</p>	<p>- Education opportunities provided within the Park's aim to ensure that there are appropriate transitions between secondary, alternative education and tertiary education pathways into work. The offerings are therefore not solely at tertiary level and would be more appropriate to simply state education. - The inclusion of "employment" re-emphasises that employment opportunities</p>	<p>Amend NIEP-P1 Provide for activities directly related to primary production where these are of an appropriate scale, nature and design for the NIEP zone, including: a. farming activities; b. conservation activities; c. rural industry; d. primary production innovation, tertiary education and research</p>

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					<p>which exist for the primary production elements.</p> <p>- The inclusion of by-products and waste stream product development represents the closed loop philosophy of the Park which is a key environmental outcome sought from Park operators.</p>	<p>and development' activities education, employment, and 'research and development' activities; and</p> <p>e. manufacturing of primary production raw materials into a range of products, including by-product waste materials and its by-products or waste streams into a range of products.</p>
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.113	Ngawha Innovation and Enterprise Park	NIEP-P2	Support in part	<p>The submitter supports in part policy NIEP-P2, to enable activities, such educational facilities, which are ancillary to permitted or existing primary production activities and are consistent with the outcomes sought for the NIEP zone. However, the Ministry request that the term 'education activities' is updated to 'educational facilities' to align with the proposed definition in the Far North Proposed District Plan and the National Planning Standards.</p>	<p>Amend policy NIEP-P2 as follows: Enable the establishment of retail, office and educational facilities activities (including temporary course related accommodation for students and trainees) where these are ancillary to permitted or existing primary production activities and are consistent with the outcomes sought for the NIEP zone.</p>
Far North Holdings Limited (S375)	S375.003	Ngawha Innovation and Enterprise Park	NIEP-P3	Support in part	<p>- There is a need for accommodation for employees or business owners who need to be located within the site. This could include residential units for security or other employees relied upon for onsite activities such as visiting crown research and agency employees, visiting lecturers, and bespoke education or skills based training courses where staff and students may need short</p>	<p>amend NIEP-P3</p> <p>Avoid land use and development that would compromise the function of the NIEP zone or detract from the function and well-being of Kaikohe and Ngawha, including but not limited to avoiding:</p> <p>a. commercial activities (excluding an</p>

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					<p>term accommodation.</p> <p>- The range of education facilities is wide and this needs to reflect the "closed loop" approach within the Park's key objectives. Adding value to primary production is a key element of the training programs to be offered within the Park. This intent goes beyond the narrow scope of just primary production. Adding value to primary products is a key economic driver and will enable greater resilience and skill sets for individuals moving forward.</p>	<p>ancillary office);</p> <p>b. industrial activities (excluding activities which incorporate manufacturing and processes relating to primary production and its by-products/ waste materials streams);</p> <p>c. retail (excluding small scale rural produce and ancillary retail related to on-site activity);</p> <p>d. trade;</p> <p>e. residential activities (excluding temporary student, trainee, and visiting staff and/or onsite employee accommodation as provided for in the zone);</p> <p>f. community facilities;</p> <p>g. education facilities not directly related to primary production activities, trade and added value trade and manufacturing education programs, or education services which are not provided for currently in Kaikohe or which forms extension to existing providers;</p> <p>h. hospitality and restaurants (excluding small-scale cafes and takeaway food outlets);</p> <p>i. keeping of domestic animals, including boarding and breeding kennels; and</p> <p>j. development and buildings located outside of the identified</p>

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						development areas (platforms 1-36).
Far North Holdings Limited (S375)	S375.004	Ngawha Innovation and Enterprise Park	NIEP-P6	Support in part	While the intent is to use the consented and available existing wastewater infrastructure, there may be instances due to remoteness or alternative reasons for onsite wastewater treatment and disposal. In the event of onsite alternatives being used, the system would likely be a minimum of secondary treatment and would be subject to any regional or district planning requirements.	amend NIEP-P6 Ensure adequate infrastructure is provided to service development and activities within the zone, through connections to the NIEP reticulated infrastructure or by suitable onsite infrastructure (except wastewater)
Far North Holdings Limited (S375)	S375.005	Ngawha Innovation and Enterprise Park	NIEP-P7	Support in part	<p>- The NIEP plan within the 'Ngawha Innovation and Enterprise Park Design Guidelines' needs a minor amendment as some of the development areas approved are not coloured - areas 5 & 19, and the lizard relocation reserve is indicated in the key for Swamp Maire planting. In addition, the main horticultural area is unlabelled which will cause some confusion over number references within rules. This may lead to consequential amendments for the relevant rules.</p> <p>- In addition, the eastern portion of the NIEP zone identifies various development areas 20-36 which are all separate from each other. There could be future proposals which may look to contiguously develop the respective sites. This needs to be allowed for within the rules. The development areas are indicative only in these instances. A plan reflective of these changes sought can be prepared.</p>	amend NIEP-P7 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: a. historic heritage, cultural values, indigenous biodiversity, landscape, and natural value; b. the bulk and scale of buildings, structures, outdoor storage; c. effects on amenity within the NIEP zone and surrounding environment, including effects from number of employees on site, noise, hours of operation, lighting, and signage; d. parking and loading requirements; e. traffic generation, and the standard of roading and access; including limiting the type, volume and circulation of traffic within the NIEP zone and surrounding traffic network, particularly on Wallis Road; f. stormwater effects, including impacts on the NIEP zone's reticulated network, flooding hazards, overland flow paths and surrounding

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						<p>catchments;</p> <p>g. provision of any easements required for electricity, communications, media, access and any covenanted areas required to be protected based on the NIEP Design Guidelines;</p> <p>h. stormwater management (including provision for low impact design principles), wastewater management, and water supply management (including firefighting supply);</p> <p>i. the stability of land, buildings and infrastructure;</p> <p>j. erosion, dust, sediment and contaminant controls;</p> <p>k. the management of trade waste;</p> <p>l. public health and safety;</p> <p>m. risks from natural hazards;</p> <p>n. potential reverse sensitivity effects between activities within the NIEP zone and at the zone interface; and</p> <p>o. the temporary or permanent nature of any adverse effects.</p>
<p>Ngati Rangī ki Ngawha Hapu (S304)</p>	<p>S304.006</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>Rules</p>	<p>Support in part</p>	<p>Consultation and Compliance with reference and regard to the Ngati Rangī Hapu Cultural Impact Assessment report and the cultural and Hapu Tikanga and Kawa need to be a lot more inclusive and improved. Hapu-mandated representatives in regard to Environmental Management and monitoring need to be consulted and included.</p>	<p>Amend to ensure consultation and Compliance with reference and regard to the Ngati Rangī Hapu Cultural Impact Assessment report and the cultural and Hapu Tikanga and Kawa need to be a lot more inclusive and improved. Hapu-mandated representatives in regard to Environmental Management and monitoring need to be consulted and included. These representatives have been nominated and mandated through Hapu Hui, not appointed by or working for FNHL or other subsidiaries of Councils. Liliana</p>

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						Clarke and Josephine Clarke are both mandated hapu representatives for NIEP. This needs to be addressed and reestablished immediately in regard to true tangata whenua relationships and partnerships.
Kapiro Residents Association (S428)	S428.025	Ngawha Innovation and Enterprise Park	Rules	Support in part	<p>It should be encouraged in the form of well-designed two or three storey buildings, for example, with requirements for permeable open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths.</p> <p>The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater.</p> <p>Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar</p>	<p>Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> • Permeable materials wherever feasible for surfaces such as driveways, paths etc. • Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures • Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts • Specified area (percentage) of tree canopy cover and

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					panels with batteries, for example, can be purchased on lease-to-buy schemes so that the owner/occupier only pays the amount that they would have paid anyway for grid electricity. Additional electricity generation by households will be essential for powering EVs in future because current national generation capacity is not sufficient.	green corridors should be required within new subdivisions. These will be increasingly important for shade/cooling for buildings and pedestrians in future.
Fire and Emergency New Zealand (S512)	S512.069	Ngawha Innovation and Enterprise Park	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards	Insert new rule for Emergency service facilities included as a permitted activity. Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings
Ngati Rangiki Ngawha (S515)	S515.005	Ngawha Innovation and Enterprise Park	Rules	Oppose	Jane Drader's property is 42 Wallis Road, Kaikohe and they were not approached prior to consent being granted. Council should not administer the rules on their own land. There were issues of non-compliance with the	Amend NIEP (inferred by requests) to include independent monitoring which includes mana whenua via hapū hui and mandated involvement. Include regular compliance of spray contents

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					<p>consent (inferred). NIEP should not be excluded from rules for intensive indoor primary production (RPROZ-R23, RDIS-1) which the land owner feels the NIEP activities fall under. Jane Drader has had to endure adverse dust, noise and privacy effects with no compensation and has concerns for the level of development and activities enabled by the NIEP (inferred). There are concerns for the health and safety effects of the spray and how this is monitored and how affected neighbours are informed. Concerns raised for the road quality, maintenance and monitoring of traffic. Effects from spring diversion affecting water flows and erosion on submitters site and concern with the process for managing the RFS raised relating to this. The NIEP guidelines should be provided in hardcopy and be easily accessible. The variations are hard to follow and be presented to mana whenua.</p>	<p>and amounts used and provide reports in laymans terms for affected households. NIEP should be responsible for monitoring neighbouring property's water quality. Access from employees should be off Wallis Road which should be sealed and speed limit reduced to 50km/hr. Incorporate hapū objectives and engage with hapū. When an RFS is responded to, sent a report advising of actions taken and remediation completed to the person who lodged RFS and keep public records.</p>
<p>Ngati Rangī ki Ngawha (S515)</p>	<p>S515.011</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>Rules</p>	<p>Support in part</p>	<p>Consultation and Compliance with reference and regard to the Ngati Rangī Hapu Cultural Impact Assessment report and the cultural and Hapu Tikanga and Kawa need to be a lot more inclusive and improved. Hapu-mandated representatives in regard to Environmental Management and monitoring need to be consulted and included.</p>	<p>Amend to ensure consultation and Compliance with reference and regard to the Ngati Rangī Hapu Cultural Impact Assessment report and the cultural and Hapu Tikanga and Kawa need to be a lot more inclusive and improved. Hapu-mandated representatives in regard to Environmental Management and monitoring need to be consulted and included. These representatives have been nominated and mandated through Hapu Hui, not appointed by or working for FNHL or other subsidiaries of Councils. Liliana Clarke and Josephine Clarke are both mandated hapu representatives for NIEP. This needs to be addressed and reestablished immediately in</p>

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						regard to true tangata whenua relationships and partnerships.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S521)	S521.028	Ngawha Innovation and Enterprise Park	Rules	Support in part	<p>It should be encouraged in the form of well-designed two or three storey buildings, for example, with requirements for permeable open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths.</p> <p>The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater.</p> <p>Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar panels with batteries, for example, can be purchased on lease-to-buy schemes so that the owner/occupier only pays the amount that they would have paid anyway for grid electricity. Additional electricity generation by</p>	<p>Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> • Permeable materials wherever feasible for surfaces such as driveways, paths etc. • Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures • Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts • Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be increasingly important for

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					households will be essential for powering EVs in future because current national generation capacity is not sufficient.	shade/cooling for buildings and pedestrians in future.
Carbon Neutral NZ Trust (S529)	S529.232	Ngawha Innovation and Enterprise Park	Rules	Support in part	<p>It should be encouraged in the form of well-designed two or three storey buildings, for example, with requirements for permeable open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths. The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater. Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar panels with batteries, for example, can be purchased on lease-to-buy schemes so that the owner/occupier only pays the amount that they would have paid anyway for grid electricity. Additional electricity generation by households will be essential for powering</p>	<p>Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> • Permeable materials wherever feasible for surfaces such as driveways, paths etc. • Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures • Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts • Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be increasingly important for

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					EVs in future because current national generation capacity is not sufficient.	shade/cooling for buildings and pedestrians in future.
Our Kerikeri Community Charitable Trust (S338)	S338.062	Ngawha Innovation and Enterprise Park	NIEP-R1	Not Stated	The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character.	<p>Retain PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, and amend PDP to provide additional specific rules/standards, as follows -</p> <ul style="list-style-type: none"> • In locations where crop protection structures, cloth/fabric fences or agricultural support structures more than 1.5m high are erected near boundaries that adjoin a road, public land or residential property: those structures must not exceed 5m height and must be setback at least 3m from the boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to provide a landscaping screen and maintain visual amenity; netting or any other fabric must be black or very dark colour. • Breach of rules/standards relating to CPS and support structures must be a 'non-complying' activity (not discretionary, not restricted discretionary), and the local community must be given an opportunity to object if they wish.

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Far North Holdings Limited (S375)	S375.006	Ngawha Innovation and Enterprise Park	NIEP-R1	Support in part	<p>- This requested change reflects the greater intensity generally allowed within the Innovation and Enterprise precinct, platforms 1-18, where detailed landscape assessments have been completed and a more built form has been accepted as permissible based on the infrastructure installed, and funded by MBIE.</p> <p>- Platforms 19-36 were envisaged for further glasshouse or horticultural structures which have a higher site coverage, albeit it is acknowledged there would be a need for an accompanying detailed landscape assessment. The 20% coverage is considered to be a minimum requirement.</p>	<p>amend NIEP-R1</p> <p>2. The accessory building or structure does not exceed 1050% for consented areas 1-18 located within the Innovation and Enterprise precinct and 20% of the total area of the identified development areas (platforms 119-36) shown in the '<i>Ngawha Innovation and Enterprise Park Design Guidelines</i>', dated March 2022.</p>
Kapiro Residents Association (S427)	S427.048	Ngawha Innovation and Enterprise Park	NIEP-R1	Support in part	<p>The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character.</p>	<p>Retain PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, and amend PDP to provide additional specific rules/standards, as follows -</p> <ul style="list-style-type: none"> In locations where crop protection structures, cloth/fabric fences or agricultural support structures more than 1.5m high are erected near boundaries that adjoin a road, public land or residential property: those structures must not exceed 5m height and must be setback at least 3m from the boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to provide a landscaping screen and maintain visual amenity; netting or any other

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						<p>fabric must be black or very dark colour.</p> <ul style="list-style-type: none"> Breach of rules/standards relating to CPS and support structures must be a 'non-complying' activity (not discretionary, not restricted discretionary), and the local community must be given an opportunity to object if they wish.
<p>Kapiro Conservation Trust (S449)</p>	<p>S449.058</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>NIEP-R1</p>	<p>Support</p>	<p>The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character.</p>	<p>Retain PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, and amend PDP to provide additional specific rules/standards, as follows -</p> <ul style="list-style-type: none"> In locations where crop protection structures, cloth/fabric fences or agricultural support structures more than 1.5m high are erected near boundaries that adjoin a road, public land or residential property: those structures must not exceed 5m height and must be setback at least 3m from the boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to provide a landscaping screen and maintain visual amenity; netting or any other fabric must be black or very dark colour. Breach of rules/standards relating to CPS and support

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						<p>structures must be a 'non-complying' activity (not discretionary, not restricted discretionary), and the local community must be given an opportunity to object if they wish.</p>
<p>Puketotara Lodge Ltd (S481)</p>	<p>S481.018</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>NIEP-R1</p>	<p>Not Stated</p>	<p>The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites.</p> <p>The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule.</p> <p>There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule relating to impermeable surface coverage. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,</p>	<p>Insert the following as additional matters of discretion (inferred):</p> <ul style="list-style-type: none"> • the extent to which landscaping or vegetation may reduce adverse effects of run-off; • the effectiveness of the proposed method for controlling stormwater on site; • the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites; • whether low impact design methods and use of green spaces can be used;

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						<ul style="list-style-type: none"> • any cumulative effects on total catchment impermeability; • natural hazard mitigation and site constraints; • extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies; • avoiding nuisance or damage to adjacent or downstream properties; • the extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes; and • the extent to which the diversion and discharge mimics natural run-off patterns.
<p>House Movers Section of New Zealand Heavy Haulage Association Inc (S482)</p>	<p>S482.019</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>NIEP-R1</p>	<p>Support in part</p>	<p>The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated</p>	<p>amend NIEP-R1 to: provide for relocated building as a permitted activity when relocated buildings meet performance standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report (schedule 2) restricted discretionary activity status for relocated buildings that do not</p>

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					buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	meet thepermitted activity status standards
Fire and Emergency New Zealand (S512)	S512.116	Ngawha Innovation and Enterprise Park	NIEP-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	Insertnew standard and/or matter of discretion across zones on infrastructureservicing (including emergency response transport/access and adequate watersupply for firefighting)
Far North Holdings Limited (S375)	S375.007	Ngawha Innovation and Enterprise Park	NIEP-R4	Support in part	<p>- The restriction of a retail area to only 100m² of GBA is considered to be overly restrictive. This conclusion is reached as a result of GBA being used as the key definition used for this purpose. Retail will only ever be ancillary to the primary production and the processing of the product. The current GBA definition and the range of inclusions, leaves insufficient area for storage of the finished product. Some items produced are large and bulky. With each activity detailing parking and traffic requirements the potential concerns are alleviated. A percentage of the GBA is a more appropriate scaling mechanism.</p> <p>- The title for this section could be simply referenced as "retail" because there will be some processing undertaken within the various processes which could fall outside of a strict "primary production" definition.</p>	amend NIEP-R4 PER-1 The retail area for any development platform area shown in the ' <i>Ngawha Innovation and Enterprise Park Design Guidelines</i> ', dated March 2022, has a maximum GBA of 100m² 20% and is set back at least 30m from any zone boundary.
Far North Holdings Limited (S375)	S375.008	Ngawha Innovation and Enterprise Park	NIEP-R5	Support in part	<p>- The limitation under PER-1 above should apply only to the platform areas noted as 19-36 rather than those which are "unlabelled" and front onto Wallis Road. - A significant concern relates to PER-3 which is contrary to likely operational components and conflicts</p>	amend NIEP-R5 PER-1 The rural industry or the rural industry building(s) do not exceed a GFA of 2,000m ² within development platform areas 19-36 each

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					<p>with consented development within the Park. Many raw products cannot be stored outside and many activities associated with the various processes are unable to be contained indoors.</p> <p>- It is unclear as to the purpose of this rule (PER-3) given the relative insular nature of the site and that similar rural activities on Rural Production sites do not contain this level of restriction. The scale of the requirements if required, would result in significant additional built form which would be detrimental to the remaining rural character of the site.</p>	<p>development platform area shown in the '<i>Ngawha Innovation and Enterprise Park Design Guidelines</i>', dated March 2022.</p> <p>PER-2 The number of rural industry operations per development platform area shown in the '<i>Ngawha Innovation and Enterprise Park Design Guidelines</i>', dated March 2022, does not exceed one.</p> <p>PER-3 All manufacturing, altering, repairing, dismantling or processing of any materials or articles is carried out within a building.</p>
<p>Far North Holdings Limited (S375)</p>	<p>S375.009</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>NIEP-R5</p>	<p>Support in part</p>	<p>- There will be instances where more than one small scale business may operate within a development platform. It is far more important that the building is used for the intended use than be restricted to one user only. As a facility for innovation and research smaller operators are expected. If a number is to be used, then one is far too little and could severely restrict smaller operators. The preference would be that the limitation in numbers requirement be removed entirely. - The Park is to there to help incubate local and start-up businesses that generally cluster together to get economies of scale and share IP. This is a key function of the Park in supporting and growing our local economy.</p> <p>- A significant concern relates to PER-3</p>	<p>amend IEP -R5 NIEP zone: Innovation and Enterprise precinct</p> <p>PER-1 The rural industry or the rural industry building(s) do not exceed a GFA of 1,000m2 within each development platform area shown in the '<i>Ngawha Innovation and Enterprise Park Design Guidelines</i>', dated March 2022.</p> <p>PER-2 The number of rural industry operations per development</p>

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					<p>which is contrary to likely operational components and conflicts with consented development within the Park. Many raw products cannot be stored outside and many activities associated with the various processes are unable to be contained indoors.</p> <ul style="list-style-type: none"> - It is unclear as to the purpose of this rule given the relative insular nature of the site and that similar rural activities on Rural Production sites do not contain this level of restriction. The scale of the requirements, if required would result in significant additional built form which would be detrimental to the remaining rural character of the site. 	<p>platform area shown in the <i>'Ngawha Innovation and Enterprise Park Design Guidelines'</i>, dated March 2022, does not exceed one, unless explicitly provided for in the NIEP Concept Master Plan.</p> <p>PER-3 All manufacturing, altering, repairing, dismantling or processing of any materials or articles is carried out within a building.</p>
<p>Far North Holdings Limited (S375)</p>	<p>S375.010</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>NIEP-R6</p>	<p>Support in part</p>	<ul style="list-style-type: none"> - The scope of training needs to be broadened as noted to reflect consented activities on site. The whole intention of the Park is to offer education and training on-site and on-the-job that is relevant to the operations of the individual businesses. - There needs to be provision for co-location of more than one provider within the approved development platforms. - There would appear to be no specific reason for the suggested GFA of any facility noting that existing facilities are well above the size suggested within the rule. 	<p>Amend NIEP-R6</p> <p>PER-1 The office directly supports primary production activities- trades, and pathways-to employment programmes.</p> <p>PER-2 The tertiary education activity directly supports primary production activities- trades, and pathways-to-employment programmes.</p> <p>PER-3 The office or tertiary education activity is ancillary to a lawfully established activity on the same development platform area shown in the <i>'Ngawha Innovation and Enterprise Park Design</i></p>

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						<p><i>Guidelines'</i>, dated March 2022.Note 1: lawfully established means an activity consented or operating under permitted activity rules when this Plan was notified. Note 2: <i>there could be more than one education provider located within each development area as co-location and on-the-job training and education programs are likely to be delivered by a number of different providers with specialist expertise</i>PER-4The number of office or tertiary educational facilities per development platform area shown in the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022, does not exceed one.PER-5The GFA of the office or tertiary educational facility does not exceed 300m².</p>
<p>Far North Holdings Limited (S375)</p>	<p>S375.011</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>NIEP-R7</p>	<p>Support in part</p>	<ul style="list-style-type: none"> - The Park offers wide ranging facilities in research and development and should not be restricted or limited to primary production. - The research and development of efficient use of waste and by products is equally important in minimising effects on the environment 	<p>amend NIEP-R7 PER-1 The research and development activity directly relates to primary production- , manufacturing of primary production and its by-products/ waste streams, trades,</p>

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						and employment programmes.
Far North Holdings Limited (S375)	S375.012	Ngawha Innovation and Enterprise Park	NIEP-R8	Support in part	While the intent of the provision is to use the consented and available existing wastewater infrastructure, there may be instances due to remoteness or alternative reasons for onsite wastewater treatment and disposal. In the event of onsite alternatives being used, the system would likely be minimum of secondary treatment and would be subject to any regional or district planning requirements.	<p>amend NIEP-R8</p> <p>CON-1 New buildings or structures, and extensions or alterations to existing buildings and structures not otherwise provided for by NIEP-R1 New accessory buildings or structures, and extensions or alterations to existing accessory buildings and structures are located and designed in accordance with the development platform areas shown in the '<i>Ngawha Innovation and Enterprise Park Design Guidelines</i>', dated March 2022.</p> <p>CON-2 The development platform and buildings are connected to the NIEP internal reticulated 3 waters systems or sufficient onsite provision within the development platform can be demonstrated by a suitably qualified person (except wastewater). Matters of control are limited to: a. the extent to which the building and development is consistent with the '<i>Ngawha Innovation and Enterprise Park Design Guidelines</i>', dated March 2022; b. the materials used, including</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>consideration of colour, finishing, reflectivity, and permeability;</p> <p>c. the effect of buildings, structures and signage design (including facades and roofs) on the character and amenity of the zone and surrounding rural environment;</p> <p>d. the siting and separation of buildings;</p> <p>e. provisions of infrastructure services and the ability of stormwater, water and wastewater to be managed adequately; and</p> <p>f. access and onsite manoeuvrability.</p>
<p>Fire and Emergency New Zealand (S512)</p>	<p>S512.045</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>NIEP-R8</p>	<p>Support in part</p>	<p>Fire and Emergency request reference to firefighting water supply</p>	<p>amend NIEP-R8 CON-2</p> <p>The development platform and buildings are connected to the NIEP internal reticulated 3 waters systems or sufficient onsite provision within the development platform can be demonstrated by a suitably qualified person (except wastewater).</p> <p>Matters of control are limited to:</p> <p>a. the extent to which the building and development is consistent with the 'Ngawha Innovation and Enterprise Park Design Guidelines', dated March 2022;</p> <p>b. the materials used, including</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>consideration of colour, finishing, reflectivity, and permeability; c. the effect of buildings, structures and signage design (including facades and roofs) on the character and amenity of the zone and surrounding rural environment; d. the siting and separation of buildings; e. provisions of infrastructure services and the ability of stormwater, water (as per the SNZ PAS 4509:2008 New Zealand Fire Service Water Supplies Code of Practice) and wastewater to be managed adequately adequately; and f. access and onsite manoeuvrability.</p>
<p>Far North Holdings Limited (S375)</p>	<p>S375.013</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>NIEP-R9</p>	<p>Support in part</p>	<p>The change reflects the wide scope of training and trades training consented within existing approved facilities and which will continue to be provided within the Park.</p>	<p>amend NIEP-R9 RDA-1 The tertiary education facility provides tertiary education services, including trade training, that directly relates to primary production. education facility provides education services, including trade training, alternative education and secondary education pathways to employment and education that primarily relates to the manufacturing and production of primary products.</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the effects on town centers; 2. the location and scale of buildings; 3. hours of operation; 4. servicing and infrastructure requirements; 5. ability of the roading network to cater for the additional vehicular traffic; 6. number of people on site; 7. disturbance and loss of privacy surrounding sites; 8. reverse sensitivity; and 9. the matters of discretion of any infringed standard.
<p>Far North Holdings Limited (S375)</p>	<p>S375.014</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>NIEP-R10</p>	<p>Support in part</p>	<p>People making use of the café will likely wish to eat there and requires additional space beyond the 50m² suggestion. The kitchen, preparation area, storage, and waste area will exceed this limitation.</p>	<p>amend NIEP-R10 RDA-1 The café and takeaway food outlet does not exceed a GFA of 50m². 150m² plus a customer area not exceeding 200m². RDA-2 The number of café and takeaway</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>food outlets within the Innovation Precinct does not exceed five.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the effects on town centers; 2. the location and scale of buildings; 3. hours of operation; 4. servicing and infrastructure requirements; 5. ability of the roading network to cater for the additional vehicular traffic; 6. number of people on site; 7. disturbance and loss of privacy of surrounding sites; 8. reverse sensitivity; and 9. the matters of discretion of any infringed standard.
<p>Far North Holdings Limited (S375)</p>	<p>S375.015</p>	<p>Ngawha Innovation and</p>	<p>NIEP-R11</p>	<p>Support in part</p>	<p>- People will from time to time need for work purposes to reside on the site. This could be related to security or where experts for a particular activity may need to be</p>	<p>amend rule heading NIEP-R11 Residential accommodation ancillary to educational facility -</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		Enterprise Park			<p>accommodated.</p> <p>- The Discretionary activity status is considered to be appropriate for this rare occurrence.</p>	accommodation
<p>Kapiro Residents Association (S428)</p>	S428.026	Ngawha Innovation and Enterprise Park	Standards	Support in part	<p>It should be encouraged in the form of well-designed two or three storey buildings, for example, with requirements for permeable open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths.</p> <p>The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater.</p> <p>Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar panels with batteries, for example, can be purchased on lease-to-buy schemes so that the owner/occupier only pays the amount</p>	<p>Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> • Permeable materials wherever feasible for surfaces such as driveways, paths etc. • Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures • Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts • Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					that they would have paid anyway for grid electricity. Additional electricity generation by households will be essential for powering EVs in future because current national generation capacity is not sufficient.	increasingly important for shade/cooling for buildings and pedestrians in future.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S521)	S521.029	Ngawha Innovation and Enterprise Park	Standards	Support in part	<p>It should be encouraged in the form of well-designed two or three storey buildings, for example, with requirements for permeable open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths.</p> <p>The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater.</p> <p>Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar panels with batteries, for example, can be purchased on lease-to-buy schemes so that</p>	<p>Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> • Permeable materials wherever feasible for surfaces such as driveways, paths etc. • Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures • Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts • Specified area (percentage) of tree canopy cover and green corridors should be required within new

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					the owner/occupier only pays the amount that they would have paid anyway for grid electricity. Additional electricity generation by households will be essential for powering EVs in future because current national generation capacity is not sufficient.	subdivisions. These will be increasingly important for shade/cooling for buildings and pedestrians in future.
Carbon Neutral NZ Trust (S529)	S529.233	Ngawha Innovation and Enterprise Park	Standards	Support in part	<p>It should be encouraged in the form of well-designed two or three storey buildings, for example, with requirements for permeable open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths.</p> <p>The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater. Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar panels with batteries, for example, can be purchased on lease-to-buy schemes so that the owner/occupier only pays the amount</p>	<p>Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> • Permeable materials wherever feasible for surfaces such as driveways, paths etc. • Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures • Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts • Specified area (percentage) of tree canopy cover and green corridors should be

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					that they would have paid anyway for grid electricity. Additional electricity generation by households will be essential for powering EVs in future because current national generation capacity is not sufficient.	required within new subdivisions. These will be increasingly important for shade/cooling for buildings and pedestrians in future.
Fire and Emergency New Zealand (S512)	S512.090	Ngawha Innovation and Enterprise Park	NIEP-S3	Support in part	Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency. An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and firefighting access through the New Zealand Building Code (NZBC).	Insert advice note to setback standard Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted
Trent Simpkin (S283)	S283.026	Ngawha Innovation and Enterprise Park	NIEP-S4	Oppose	The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds means therefore means many homes will still require a resource consent for Impermeable surfaces. all RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say its acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process, and assist with getting back to realistic	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)

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<p>Far North Holdings Limited (S375)</p>	<p>S375.016</p>	<p>Ngawha Innovation and Enterprise Park</p>	<p>NIEP-S7</p>	<p>Support in part</p>	<p>processing times). This submission point applies to all zones. The replacement wording removes the confusion around the rule and its components</p>	<p>amend NIEP-S7</p> <ol style="list-style-type: none"> 1. A traffic management plan is prepared by a suitably qualified person which outlines traffic generation and movements from the activity and how access, parking, onsite manoeuvrability, and traffic generation will be appropriately managed. Until Wallis Road is sealed, this shall include restricting the use of Wallis Road to heavy vehicles (trucks, including provision for emergency vehicles) associated with the activity on Lot 1 DP 1872355 and Lot 1 DP 172355. 2. Traffic movements do not exceed the following thresholds: <ol style="list-style-type: none"> 1. 541 afternoon weekday peak hour vehicle movements (equivalent to approximately 1379

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						<p>FTE) across the NIEP zone; and</p> <p>2. a maximum of 30 peak-hour vehicle movements via Wallis Road.</p> <p>3. Following confirmation being provided by Waka Kotahi NZ Transport Agency that the Wallis Road/State Highway 12 intersection has been upgraded, the related traffic movements across the NIEP zone do not exceed:</p> <p>1. 620 afternoon weekday peak-hour vehicle movements (equivalent to approximately 1599 FTE) across the NIEP zone; and</p> <p>2. a maximum of 95 peak-hour vehicle movements via Wallis Road.</p> <p>1. Prior to reaching 80% of the traffic movement thresholds set out below an annual traffic movement survey of the NIEP zone and Wallis Road entrance shall be undertaken to confirm</p>

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						<p>movements are within the stated limits. Until Wallis Road is sealed, this shall include restricting the use of Wallis Road to heavy vehicles (trucks, including provision for emergency vehicles).2. Exceeding 80% of the movement thresholds a traffic management assessment shall be prepared by a suitably qualified person which outlines traffic generation and movements from the activity.3. Traffic movements do not exceed the following thresholds:i. 541 afternoon weekday peak hour vehicle movements (equivalent to approximately 1379 FTE) across the NIEP zone; andii. a maximum of 30 peak hour vehicle movements via Wallis Road.4. Following confirmation being provided by Waka Kotahi NZ Transport Agency that the Wallis Road/State Highway 12 intersection has been upgraded, the related traffic movements across the NIEP zone do not exceed:i. 620 afternoon weekday peak hour vehicle movements (equivalent to approximately 1599 FTE) across the NIEP zone;</p>

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						andii. a maximum of 95 peak hour vehicle movements via Wallis Road.
Russell Protection Society (INC) (S179)	S179.057	Orongo Bay	OBZ-O1	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-O1
Russell Protection Society (INC) (S179)	S179.058	Orongo Bay	OBZ-O2	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-O2
Russell Protection Society (INC) (S179)	S179.059	Orongo Bay	OBZ-P1	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P1
Russell Protection Society (INC) (S179)	S179.060	Orongo Bay	OBZ-P2	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P2
Russell Protection Society (INC) (S179)	S179.061	Orongo Bay	OBZ-P3	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P3
Russell Protection Society (INC) (S179)	S179.062	Orongo Bay	OBZ-P4	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P4
Russell Protection Society (INC) (S179)	S179.063	Orongo Bay	OBZ-P5	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P5

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Russell Protection Society (INC) (S179)	S179.064	Orongo Bay	OBZ-P6	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P6
Russell Protection Society (INC) (S179)	S179.065	Orongo Bay	OBZ-P7	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P7
Russell Protection Society (INC) (S179)	S179.066	Orongo Bay	OBZ-P8	Support	Support that particular regard is given to protecting the visual amenity given it is a rather obtrusive site at the entry to historic Russell	Retain OBZ-P8
Russell Protection Society (INC) (S179)	S179.067	Orongo Bay	Rules	Not Stated	Rules and standards do not provide clarity for the storage of second hand houses, some of which can be in a poor state of repair. this serves to detract from the visual amenity of the area, something that the zone specifically aims to protect	Insert rule around storage of second hand buildings that is not permitted
Fire and Emergency New Zealand (S512)	S512.070	Orongo Bay	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity	Insert new rule for Emergency service facilities included as a permitted activity Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings

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					in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards	
Waitoto Development Limited (S263)	S263.003	Orongo Bay	OBZ-R1	Support	The submitter considers that rule OBZ-R1 replicates the operative district plan management structure.	Retain rule OBZ-R1.
House Movers Section of New Zealand Heavy Haulage Association Inc (S482)	S482.020	Orongo Bay	OBZ-R1	Support in part	The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	amend OBZ-R1 to: provide for relocated building as a permitted activity whenrelocated buildings meet performance standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report(schedule 2) restricted discretionary activity status for relocated buildings that do not meet the permitted activity status standards
Fire and Emergency New Zealand (S512)	S512.117	Orongo Bay	OBZ-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	Insertnew standard and/or matter of discretion across zones on infrastructureservicing (including emergency response transport/access and adequate watersupply for firefighting)
Waitoto Development Limited (S263)	S263.004	Orongo Bay	OBZ-R2	Support	The submitter considers that rule OBZ-R2 replicates the operative district plan management structure.	Retain rule OBZ-R2.

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Trent Simpkin (S283)	S283.027	Orongo Bay	OBZ-R2	Oppose	The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds means therefore means many homes will still require a resource consent for Impermeable surfaces. all RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say its acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process, and assist with getting back to realistic processing times). This submission point applies to all zones.	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)
Far North District Council (S368)	S368.113	Orongo Bay	OBZ-R2	Support in part	The Far North District Engineering Standards April 2022 apply to all land development, including impermeable surfaces that comply with the permitted standards for impermeable surface coverage. The proposed new standard seeks to ensure that the plan users are aware of, and comply with the Far North District Engineering Standards April 2022. Any non-compliance will enable an assessment of the effectiveness of the proposed method for controlling stormwater on site through the resource consent process. The rule will apply in all instances where there is an impermeable surface coverage rule in the PDP.	Amend OBZ -R2 to insert PER-2 Stormwater must be disposed of in accordance with Far North District Engineering Standards April 2022.
Puketotara Lodge Ltd (S481)	S481.019	Orongo Bay	OBZ-R2	Not Stated	The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites. The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable	Amend point c of the matters of discretion as follows: c. the availability of land for disposal of effluent and stormwater on site without adverse effects on adjoining adjacent waterbodies (including groundwater and aquifers) or on

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					<p>surface area exceeds what is allowed under the permitted activity rule.</p> <p>There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule relating to impermeable surface coverage. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,</p>	<p>adjoining adjacent sites; Insert the following as additional matters of discretion:</p> <ul style="list-style-type: none"> • Avoiding nuisance or damage to adjacent or downstream properties; • The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes; • The extent to which the diversion and discharge mimics natural run-off patterns.
Waitoto Development Limited (S263)	S263.005	Orongo Bay	OBZ-R3	Support	The submitter considers that rule OBZ-R3 replicates the operative district plan management structure.	Retain rule OBZ-R3.
Waitoto Development Limited (S263)	S263.006	Orongo Bay	OBZ-R4	Support	The submitter considers that rule OBZ-R4 replicates the operative district plan management structure.	Retain rule OBZ-R4.
Waitoto Development Limited (S263)	S263.007	Orongo Bay	OBZ-R5	Support	The submitter considers that rule OBZ-R5 replicates the operative district plan management structure.	Retain rule OBZ-R5.
Waitoto Development Limited (S263)	S263.008	Orongo Bay	OBZ-R6	Support	The submitter considers that rule OBZ-R6 replicates the operative district plan management structure.	Retain rule OBZ-R6.
Waitoto Development	S263.009	Orongo Bay	OBZ-R7	Support	The submitter considers that rule OBZ-R7 replicates the operative district plan management structure.	Retain rule OBZ-R7.

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nt Limited (S263)						
Waitoto Development Limited (S263)	S263.010	Orongo Bay	OBZ-R8	Support	The submitter considers that rule OBZ-R8 replicates the operative district plan management structure.	Retain rule OBZ-R8.
Waitoto Development Limited (S263)	S263.011	Orongo Bay	OBZ-R9	Support	The submitter considers that rule OBZ-R9 replicates the operative district plan management structure.	Retain rule OBZ-R9.
Waitoto Development Limited (S263)	S263.012	Orongo Bay	OBZ-R10	Support	The submitter considers that rule OBZ-R10 replicates the operative district plan management structure.	Retain rule OBZ-R10.
Waitoto Development Limited (S263)	S263.013	Orongo Bay	OBZ-R11	Support	The submitter considers that rule OBZ-R11 replicates the operative district plan management structure.	Retain rule OBZ-R11.
Waitoto Development Limited (S263)	S263.014	Orongo Bay	OBZ-R12	Support	The submitter considers that rule OBZ-R12 replicates the operative district plan management structure.	Retain rule OBZ-R12.
Waitoto Development Limited (S263)	S263.015	Orongo Bay	OBZ-R13	Support	The submitter considers that rule OBZ-R13 replicates the operative district plan management structure.	Retain rule OBZ-R13.
Waitoto Development Limited (S263)	S263.016	Orongo Bay	OBZ-R14	Support	The submitter considers that rule OBZ-R14 replicates the operative district plan management structure.	Retain rule OBZ-R14.
Fire and Emergency New Zealand (S512)	S512.046	Orongo Bay	OBZ-R14	Support in part	Fire and Emergency consider that the provision of this information to Council will result in better outcomes. Fire and Emergency request that emergency responder access and firefighting water supply information should also be explicitly requested to ensure reduced risk to life and property. Fire and Emergency support the matter of discretion relating to fire hazards and consider that the additional information requested would allow for better assessment of this matter.	amend OBZ-R14 3. internal access ways, car parking, vehicle circulation and storage areas including how emergency response access has been provided for; 4. location of all infrastructure and services including stormwater and effluent collection, treatment and

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						disposal, and access to adequate firefighting water supply;
Waitoto Development Limited (S263)	S263.017	Orongo Bay	OBZ-R15	Support	The submitter considers that rule OBZ-R15 replicates the operative district plan management structure.	Retain rule OBZ-R15.
Waitoto Development Limited (S263)	S263.018	Orongo Bay	OBZ-R16	Support	The submitter considers that rule OBZ-R16 replicates the operative district plan management structure.	Retain rule OBZ-R16.
Waitoto Development Limited (S263)	S263.019	Orongo Bay	OBZ-R17	Support	The submitter considers that rule OBZ-R17 replicates the operative district plan management structure.	Retain rule OBZ-R17.
Waitoto Development Limited (S263)	S263.020	Orongo Bay	OBZ-R18	Support	The submitter considers that rule OBZ-R18 replicates the operative district plan management structure.	Retain rule OBZ-R18.
Waitoto Development Limited (S263)	S263.021	Orongo Bay	OBZ-R19	Support	The submitter considers that rule OBZ-R19 replicates the operative district plan management structure.	Retain rule OBZ-R19.
Waitoto Development Limited (S263)	S263.022	Orongo Bay	OBZ-R20	Support	The submitter considers that rule OBZ-R20 replicates the operative district plan management structure.	Retain rule OBZ-R20.
Waitoto Development Limited (S263)	S263.023	Orongo Bay	OBZ-R21	Support	The submitter considers that rule OBZ-R21 replicates the operative district plan management structure.	Retain rule OBZ-R21.
Waitoto Development Limited (S263)	S263.024	Orongo Bay	OBZ-R22	Support	The submitter considers that rule OBZ-R22 replicates the operative district plan management structure.	Retain rule OBZ-R22.
Waitoto Development Limited (S263)	S263.025	Orongo Bay	OBZ-S1	Support	The submitter considers that standard OBZ-S1 replicates the operative district plan management structure.	Retain standard OBZ-S1.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Waitoto Development Limited (S263)	S263.026	Orongo Bay	OBZ-S2	Support	The submitter considers that standard OBZ-S2 replicates the operative district plan management structure.	Retain standard OBZ-S2.
John Andrew Riddell (S431)	S431.198	Orongo Bay	OBZ-S2	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.
Waitoto Development Limited (S263)	S263.027	Orongo Bay	OBZ-S3	Support	The submitter considers that standard OBZ-S3 replicates the operative district plan management structure.	Retain standard OBZ-S3.
Northland Planning and Development 2020 Limited (S502)	S502.074	Orongo Bay	OBZ-S3	Support in part	Some consistency is sought with NATC-R1 which covers activities within proximity to a wetland, lake or a river margin. As such the layout of the rule has been changed to reflect this, while at the same time allowing for certain structures to be exempt.	Insert the following into OBZ-S3 (inferred) The building or structure, or extension or alteration to an existing building or structure within the 3m setback from MHWS is required for: 1. restoration and enhancement purposes; or 2. natural hazard mitigation undertaken by, or on behalf of, the local authority; or 3. a post and wire fence for the purpose of protection from farm stock; or 4. Lighting poles by, or on behalf of, the local authority; or 5. Footpaths and or paving no greater than 2m in width; or 6. Boundary fences or walls no more than 2m in height above ground level
Fire and Emergency New	S512.091	Orongo Bay	OBZ-S3	Support in part	Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other	Insert a advice note to setback standard Building setback requirements are further

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Zealand (S512)					emergency. An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and firefighting access through the New Zealand Building Code (NZBC).	controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted
Waitoto Development Limited (S263)	S263.029	Orongo Bay	OBZ-S4	Oppose	The submitter considers that standard OBZ-S4 is unnecessary as the original development plans for the site accounted for the appropriate scale and intensity of the development.	Delete standard OBZ-S4.
Trent Simpkin (S283)	S283.038	Orongo Bay	OBZ-S4	Oppose	This submission applies to all Building Coverage rules within all zones. Amend to be larger, considering the size of allotments allowed for in the zone.	Amend the maximum building or structure coverage to be larger or offer an alternative pathway around this rule, by inserting a PER-2 which says if a building is above the maximum, it is permitted if a visual assessment and landscape plan is provided as part of the building consent.
Waitoto Development Limited (S263)	S263.028	Orongo Bay	OBZ-S5	Support	The submitter considers that standard OBZ-S5 replicates the operative district plan management structure.	Retain standard OBZ-S5.
Robert Adams (S156)	S156.001	Urban Form and Development	Objectives	Oppose	The Far North has many towns that have been neglected by council and its planners for too long. Many towns have wonderful examples of good urban design and well designed buildings but Council has been blind to the fact that those buildings need	Insert urban design overlays and urban design assessments for all of Northlands towns. Start with the towns least compromised such as Rawene, Russell, Kawakawa,, Mangonui, Kohukohu, and then move

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					recognition and protection through urban design overlays. Auckland Council finally did this in the Unitary plan by putting overlays over many traditional town centres in an effort to protect their essential elements before it was too late. The overlays look at each individual building in the town centre from an architectural perspective and a urban design perspective which looks ay at how the buildings as a whole create good urban design. This matter should be taken seriously before it is too late to stop the loss of our urban heritage. Council are neglecting their obligations under the Resource Management Act. Auckland Council has shown that there are tools but our planners are asleep at the wheel. There are many Architects (including submitter) who would be willing to help Council and its planners to get this process into place and help with assessments.	on to the other towns to see what we can save.
Nicole Wooster (S259)	S259.001	Rural production	Objectives	Support	Our family operates a beef unit, beehives, with a mixed fruit orchard that supplies local markets. It is important to ensure that farming/horticulture activities are not restricted in this zone as no other zone is suitable fo the range of primary production activities we have established. Unlike residential, commercial and industrial activities, we cannot establish in settlements/towns and therefore those activities should not constrain or control what occurs on our land. Farmers should not be required to provide amenity for lifestylers/small lots. Having a horticulture activity on the property means we do not want residential activities occurring in close proximity that will complain about use of sprays.	Retain provision for farming and horticulture activities in rural production zone and ensure it is protected from inappropriate lifestyle, residential, commercial and industrial activities.
Nicole Wooster (S259)	S259.014	Transport	Objectives	Support	Provision needs to be made for roading takes to address climate change in areas like north Hokianga and where our farm is	Amend plan to ensure that it has the ability to take roading to address

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					located. If a person subdivides or does a large scale land use the plan should allow for consideration of new roading routes to avoid or address hazards. For example an alternative route for the Mangamuka gorge, as we have lost access to a 45min direct route to our closest town. The coastal hazard mapping also identifies our local roading network being significantly affected. Council should be linking the District Plan to a climate response strategy to ensure communities have a safe and usable road network.	climate change / hazards issues not just urban connections.
Nicole Wooster (S259)	S259.015	Natural hazards	Objectives	Support	Provision needs to be made for roading takes to address climate change in areas like north Hokianga and where our farm is located. If a person subdivides or does a large scale land use the plan should allow for consideration of new roading routes to avoid or address hazards. For example an alternative route for the Mangamuka gorge, as we have lost access to a 45min direct route to our closest town. The coastal hazard mapping also identifies our local roading network being significantly affected. Council should be linking the District Plan to a climate response strategy to ensure communities have a safe and usable road network.	Amend plan to ensure that it has the ability to take roading to address climate change / hazards issues not just urban connections.
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand	S282.003	Infrastructure	Objectives	Support	The strategic objectives for infrastructure, risk and resilience set an appropriate overall direction for important infrastructure in the district. They recognise the benefits provided by infrastructure while minimising associated adverse effects through design and location.	Retain objectives I-O1, I-O2, I-O3, I-O4 and I-O5.

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Limited (S282)						
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)	S282.007	Natural hazards	Objectives	Oppose	The current drafting of this section applies to telecommunications infrastructure. The application of natural hazard rules to telecommunications infrastructure is not supported given that telecommunications operators can make their own decisions around where it is appropriate and necessary to site cabinets given that these structures are not expected to exacerbate existing hazards. The NES-TF specifically disapplies natural hazard rules in District Plans to regulated activities under NESTF Regulation 57, following a consideration of the risk profile of this type of equipment in making the regulations.	Amend the Natural Hazards section of the Plan to not apply to telecommunications infrastructure.
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)	S282.017	Infrastructure and Electricity	Objectives	Support	The benefits of infrastructure are recognised, provided for and protected.	Retain provision as notified.
Creative Northland (S300)	S300.005	Tangata Whenua	Objectives	Support	The 1st paragraph in your overview is the the key narrative for Aotearoa and the Far North holding the key to the story needs to be your anchor point for all else to flourish. This narrative needs strong framework of how this can be utilised from the grassroots among community to strengthen economic development across disciplinary outcomes and greater understanding from government about its recognition.	Concrete outcomes to have Tangata Whenua empowered to tell this story the good and the bad to cement opportunity to unite on the same waka and clear future for the next 5 years respecting narrative for all community of the past , present and a weaved future. Access to participate in cultural practice so the full understanding of

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						<p>the relationship with lands, water sites and other toanga is understood- lived and taught so all can be respected, practices to increase the wellbeing for all- local and visitors.</p> <p>The more education and availability to access the faster we will understand the significance beyond text and into our physical wellbeing.</p> <p>Wellbeing permeates beyond our mind.</p>
Russell Landcare Trust (S276)	S276.003	Subdivision	Policies	Support in part	Protection and recognition of indigenous biodiversity is inadequate and the provisions do not prevent incremental loss.	Insert Operative Plan policies 13.4.12 (on management plan subdivision) and 13.4.13 (on subdivision design).
Russell Landcare Trust (S276)	S276.011	Ecosystems and indigenous biodiversity	Policies	Oppose	<p>Policies should:</p> <ul style="list-style-type: none"> - Recognise that SNAs are dynamic and knowledge is not complete. - There are sites that meet the SNA criteria that are not mapped - There are important indigenous biodiversity values that are not in mapped SNAs (e.g. high density kiwi areas) - The integrity of SNAs is affected by lot sizes, with subdivision resulting in SNAs becoming fragmented both in terms of management and tenure, and incremental habitat loss to allow for access ways and buildings. 	<p>Insert policies that:</p> <ul style="list-style-type: none"> - Recognise that SNAs are dynamic and knowledge is not complete. - There are sites that meet the SNA criteria that are not mapped - There are important indigenous biodiversity values that are not in mapped SNAs (e.g. high density kiwi areas) - The integrity of SNAs is affected by lot sizes, with subdivision resulting in SNAs becoming fragmented both in terms of management and tenure, and incremental habitat loss to allow for access ways and buildings.
Russell Landcare Trust (S276)	S276.013	Ecosystems and indigenous biodiversity	Policies	Oppose	Council has reserved the ability to ban cats and dogs in most zones, which we support, however there are several zones where it has not done so, including special zones for Point Veronica, Orongo Bay, Carrington Estate and Kauri Cliffs. Orongo Bay is within the rohe of Russell Landcare Trust and has a high density population of kiwi so there should be an ability to ban cats and dogs in this zone.	Insert policy to ban cats and dogs from 'new subdivisions' in high density kiwi areas (as per the Council's practice note) and from other areas with threatened species where cats and/or dogs are a significant threat (e.g. some shore bird areas).

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Russell Landcare Trust (S276)	S276.014	Ecosystems and indigenous biodiversity	Policies	Oppose	Many of the policies set out the intention to avoid, remedy or mitigate adverse effects even through Section 5(2)(c) already requires this. The policies need to set out when, and to what extent, avoiding is the preferred option versus remedying or mitigating and identify what particular effects are being addressed.	Amend policies to set out when, and to what extent, avoiding is the preferred option versus remedying or mitigating and identify what particular effects are being addressed.
Russell Landcare Trust (S276)	S276.015	Ecosystems and indigenous biodiversity	Policies	Oppose	In some cases the most appropriate action is to deny the application. The Auckland Unitary Plan is an example of good policy direction on biodiversity offsetting.	Insert a detailed policy on offsetting or a statement that offsetting is not always the appropriate action.
Russell Landcare Trust (S276)	S276.016	Ecosystems and indigenous biodiversity	Policies	Oppose	Insert provision for providing for long-tailed bat protection where an application occurs within areas used by bats. The main issues are protection of actual and potential roost trees and limiting lights at night.	Insert provision for providing for long-tailed bat protection where an application occurs within areas used by bats.
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)	S282.008	Natural hazards	Policies	Oppose	The current drafting of this section applies to telecommunications infrastructure. The application of natural hazard rules to telecommunications infrastructure is not supported given that telecommunications operators can make their own decisions around where it is appropriate and necessary to site cabinets given that these structures are not expected to exacerbate existing hazards. The NES-TF specifically disappplies natural hazard rules in District Plans to regulated activities under NESTF Regulation 57, following a consideration of the risk profile of this type of equipment in making the regulations.	Amend the Natural Hazards section of the Plan to not apply to telecommunications infrastructure.
Danielle Hookway (S309)	S309.005	Ecosystems and indigenous biodiversity	Policies	Oppose	Following protests by tangata whenua, farmers and other landowners who said the proposal to identify land as SNAs undermined their sovereignty and property rights, this opposition culminated in a large hiko to the Council's Kaikohe headquarters where tangata whenua delivered a petition against the process. 'Encouraging landowners to include identified Significant Natural Areas in Schedule 4 of the District	Delete SNAs/wetlands from the District Plan.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Plan at the time of subdivision and development' implies this is voluntary when it clearly isn't.	
Danielle Hookway (S309)	S309.007	Subdivision	Policies	Oppose	Following protests by tangata whenua, farmers and other landowners who said the proposal to identify land as SNAs undermined their sovereignty and property rights, this opposition culminated in a large hikoī to the Council's Kaikohe headquarters where tangata whenua delivered a petition against the process. 'Encouraging landowners to include identified Significant Natural Areas in Schedule 4 of the District Plan at the time of subdivision and development' implies this is voluntary when it clearly isn't.	Delete SNAs/wetlands from the District Plan and retain operative policy 13.4.6: 'That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.'
Lianne Kennedy (S310)	S310.005	Ecosystems and indigenous biodiversity	Policies	Oppose	Following protests by tangata whenua, farmers and other landowners who said the proposal to identify land as SNAs undermined their sovereignty and property rights, this opposition culminated in a large hikoī to the Council's Kaikohe headquarters where tangata whenua delivered a petition against the process. 'Encouraging landowners to include identified Significant Natural Areas in Schedule 4 of the District Plan at the time of subdivision and development' implies this is voluntary when it clearly isn't.	Delete SNAs/wetlands from the District Plan.
Lianne Kennedy (S310)	S310.007	Subdivision	Policies	Oppose	Following protests by tangata whenua, farmers and other landowners who said the proposal to identify land as SNAs undermined their sovereignty and property rights, this opposition culminated in a large hikoī to the Council's Kaikohe headquarters where tangata whenua delivered a petition against the process. 'Encouraging landowners to include identified Significant Natural Areas in Schedule 4 of the District Plan at the time of subdivision and development' implies this is voluntary when it clearly isn't.	Delete SNAs/wetlands from the District Plan and retain operative policy 13.4.6: 'That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.'

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Allen Hookway (S311)	S311.005	Ecosystems and indigenous biodiversity	Policies	Oppose	Following protests by tangata whenua, farmers and other landowners who said the proposal to identify land as SNAs undermined their sovereignty and property rights, this opposition culminated in a large hikoī to the Council's Kaikohe headquarters where tangata whenua delivered a petition against the process. 'Encouraging landowners to include identified Significant Natural Areas in Schedule 4 of the District Plan at the time of subdivision and development' implies this is voluntary when it clearly isn't.	Delete SNAs/wetlands from the District Plan.
Allen Hookway (S311)	S311.007	Subdivision	Policies	Oppose	Following protests by tangata whenua, farmers and other landowners who said the proposal to identify land as SNAs undermined their sovereignty and property rights, this opposition culminated in a large hikoī to the Council's Kaikohe headquarters where tangata whenua delivered a petition against the process. 'Encouraging landowners to include identified Significant Natural Areas in Schedule 4 of the District Plan at the time of subdivision and development' implies this is voluntary when it clearly isn't.	Delete SNAs/wetlands from the District Plan and retain operative policy 13.4.6: 'That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.'
Terra Group (S172)	S172.001	Rural residential	Rules	Support	The rules promote positive outcomes for the proposed Rural Residential Zone.	Retain Rules RRZ-R1 to RRZ-R10 as notified.
Terra Group (S172)	S172.019	Transport	Rules	Support	Support the general standards and rules within the Transport Chapter, as they will achieve positive outcomes for the proposed zone.	Retain as notified (inferred)
Errol McIntyre (S216)	S216.002	Natural features and landscapes	Rules	Oppose	Opposes all controls over private land because it infringes on a right to own property. Should an authority control land use, then some form of compensation is in order. Any areas set aside as ONL or ONF should at the very least be void of rates. Why should a landowner pay rates on land they can no longer use and is there for the public good?	Council should waive rates on all areas of significant natural landscapes/areas (ONL or ONF) that the Proposed District Plan refers to.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Nicole Wooster (S259)	S259.006	Ecosystems and indigenous biodiversity	Rules	Support in part	The identification of SNA captures large areas of regeneration manuka and kanuka on the submitter's property. It is unclear how this is significant when in this location manuka and kanuka quickly establishes is land is not actively farmed. The vegetation and surrounding area is not near any DOC estate and due to surrounding areas being mostly clear of vegetation the area is heavily populated with possums and wild pigs. In reality, retaining such vegetation has resulted in significant damage to horticulture crops and paddocks due to pigs and possums. If the vegetation is not providing habitat for significant fauna, then we are unsure why these areas are SNAs as manuka and kanuka grow like weeds and is not at risk. Trimming would also be prevented so you could not even undertake activities to collect oil. Removal and regeneration is best for the industry as best products come from young trees. Due to changes to MPI classification of manuka rated honey, the value has dropped significantly and it is difficult to sell bulk honey as there is a lack of demand.	Amend SNA classification in submitter's location to not include areas of manuka and kanuka that do not contain any significant fauna. Different rules should apply to manuka and kanuka in this type of location due to this. If this is supported, the general vegetation clearancerules should also apply for a reasonable level of clearance allowed as a permitted activity for this type of situation.
Nicole Wooster (S259)	S259.008	Ecosystems and indigenous biodiversity	Rules	Support in part	The identification of SNA captures large areas of regeneration manuka and kanuka on the submitter's property. It is unclear how this is significant when in this location manuka and kanuka quickly establishes is land is not actively farmed. The vegetation and surrounding area is not near any DOC estate and due to surrounding areas being mostly clear of vegetation the area is heavily populated with possums and wild pigs. In reality, retaining such vegetation has resulted in significant damage to horticulture crops and paddocks due to pigs and possums. If the vegetation is not providing habitat for significant fauna, then we are unsure why these areas are SNAs as	Amend SNA classification in submitter's location to not include areas of manuka and kanuka that do not contain any significant fauna. Different rules should apply to manuka and kanuka in this type of location due to this. If this is supported, the general vegetation clearancerules should also apply for a reasonable level of clearance allowed as a permitted activity for this type of situation.

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					manuka and kanuka grow like weeds and is not at risk. Trimming would also be prevented so you could not even undertake activities to collect oil. Removal and regeneration is best for the industry as best products come from young trees. Due to changes to MPI classification of manuka rated honey, the value has dropped significantly and it is difficult to sell bulk honey as there is a lack of demand.	
Nicole Wooster (S259)	S259.024	Ecosystems and indigenous biodiversity	Rules	Support in part	While we understand and agree that it is important to protect biodiversity, we note that more flexibility on the rules has been given to land within the Māori purpose zone due to a number of reasons. It is hoped that Council where possible will provide for more opportunities for non Māori purpose land that also has a high degree of indigenous vegetation on it to provide for the economic and social wellbeing of those landowners. This is important for intergenerational properties that may have multiple family interests and need to develop areas that are covered in indigenous vegetation but still retain the overall biodiversity of the site but would have to go through an expensive resource consent process to demonstrate that intent.	Amend plan to provide further consideration of rules in relation to the thresholds that trigger the need for consent to ensure that people have reasonable use of their property and are not penalised for retaining large areas of vegetation.
Russell Landcare Trust (S276)	S276.012	Ecosystems and indigenous biodiversity	Rules	Oppose	In general, the rules tend to be concerned with indigenous vegetation, sometimes indigenous habitat, but threatened species are not explicitly identified in the rules very often.	Insert rules that recognize and protect threatened species (not just indigenous vegetation)
Alec Jack (S277)	S277.006	Heritage area overlays	Rules	Support in part	The rules regarding the Pouerua Heritage area are too restrictive due to the fact that such large areas within the Pouerua Heritage area are devoid of heritage.	Insert policies and rules to the plan to introduce Tradable Development Rights to compensate landowners for land uses and activities which the Heritage Area rules affect within the area.
Alec Jack (S277)	S277.007	Heritage area overlays	Rules	Oppose	The rules regarding the Pouerua Heritage area are too restrictive due to the fact that such large areas within the Pouerua Heritage	Amend all rules related to the Pouerua Heritage Area, to ensure

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					area are devoid of heritage. The decision I seek from FNDC is to apply less stringent rules to the area and allow for site specific activities - allow more, on a site by site basis.	these do not unnecessarily regulate activities that do not affect heritage.
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)	S282.009	Natural hazards	Rules	Oppose	The current drafting of this section applies to telecommunications infrastructure. The application of natural hazard rules to telecommunications infrastructure is not supported given that telecommunications operators can make their own decisions around where it is appropriate and necessary to site cabinets given that these structures are not expected to exacerbate existing hazards. The NES-TF specifically disapplies natural hazard rules in District Plans to regulated activities under NESTF Regulation 57, following a consideration of the risk profile of this type of equipment in making the regulations.	Amend the Natural Hazards section of the Plan to not apply to telecommunications infrastructure.
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)	S282.013	Natural character	Rules	Oppose	The current rules framework in relation to Natural Character does not provide for new infrastructure activities noting that in instances there may be a functional or operational need for such activities to be located in Natural Character areas (margins of waterbodies). Allowing for new infrastructure within existing road reserve and road crossings would appear appropriate given the land has already been developed as well as allowing for new aerial telecommunication lines crossings in such areas given the scale of impact.	Insert new rules to NATC to allow for telecommunication activities within road reserve and existing road crossings over waterbodies as permitted activities, as well as new aerial telecommunication lines crossings as appropriate.
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark	S282.018	Coastal environment	Rules	Oppose	New telecommunications infrastructure is not expressly provided for in the current rules as notified. It is noted that the Coastal Environment covers large areas of urban development within the district (given the many coastal settlements) and as such, the current rules framework would limit the development of infrastructure within the	Amend the CE Section of the Plan to exempt telecommunications infrastructure activities from needing to comply with the provisions of CE. However it is considered that requiring telecommunications infrastructure to comply with CE-S2 can provide an appropriate mitigation

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TowerCo Limited, Vodafone New Zealand Limited (S282)					areas where such infrastructure is required to service communities throughout the district.	measure for instances where such infrastructure needs to be located within the Coastal Environment outside of natural character areas. A rule to this effect is considered appropriate.
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)	S282.027	Natural features and landscapes	Rules	Oppose	The current rules framework in relation to Natural features and landscapes does not provide for new infrastructure activities noting that in instances there may be a functional or operational need for such activities to be located in Natural Character areas. Allowing for new infrastructure (compliant with the relevant standards within the Infrastructure section) within existing road reserve would appear appropriate given the land has already been developed and therefore has a lesser degree of impact in these areas.	Amend rules to allow for new infrastructure to be established within road reserve when located within an ONL and ONF.
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)	S282.028	Infrastructure	Rules	Oppose	The current rules framework in the Infrastructure section does not provide for temporary infrastructure activities. It is noted that such activities may need to be deployed during emergencies to continue to provide services to the communities throughout the District.	Amend rules to allow for temporary infrastructure activities as permitted over a 12 month period. Refer to IE-R6 of the attached best practice guidance document for infrastructure activities.
Chorus New Zealand Limited, Spark New Zealand	S282.029	Infrastructure	Rules	Support in part	The general intent of the section is supported in enabling and protecting infrastructure to serve the district while managing adverse effects through the design and location of such. The section does however require	Retain enabling provisions of infrastructure however increase scope to allow for infrastructure activities in areas where there is currently no provision.

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Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)					amending to ensure that infrastructure can be delivered in areas where it is required and as currently drafted there is limited scope to deliver infrastructure, for example within urban areas where there is currently no scope to deliver new overhead lines or telecommunications infrastructure as permitted.	
Trent Simpkin (S283)	S283.009	Ecosystems and indigenous biodiversity	Rules	Oppose	Oppose SNA Maps and requirement of Ecologist report. FNDC had originally withdrawn the SNA maps. With this new rule they are being snuck back in, and then also forcing anyone with bush on their property to get an ecologist report (\$\$\$) to prove that its not an SNA. So that tells us that all bush is regarded as an SNA 'unless proved otherwise' - which is a costly activity. This is not incentivising people to plant trees and create wetlands, because of the control over that area once it's matured. Far North residents will be better off to not plant anything. This therefore is a loss of property and property rights.	Amend to allow us to be stewards of our own land and trees and bush we've planted. Remove the requirement for the ecologist report, it's another red tape item which adds to the cost of building and developing, driving the cost of living upwards.
Kristine Kerr (S302)	S302.004	Infrastructure	Rules	Support in part	Do not need 10m flag lights. Apply dark sky guidelines and create more pleasant night environment for the enjoyment of rural communities / rural coastal location.	Amend rules to apply dark sky guidelines.
Roxanne Drader (S307)	S307.001	Ngawha Innovation and Enterprise Park	Rules	Oppose	Submitters property is 42 Wallis Road, Kaikohe and were not approached prior to consent being granted. Council should not administer the rules on their own land. There were issues of non-compliance with the consent (inferred). NIEP should not be excluded from rules for intensive indoor primary production (RPROZ-R23, RDIS-1) which the submitter feels the NIEP activities fall under. The submitter has had to endure adverse dust, noise and privacy effects with no compensation and has concerns for the level of development and activities enables	Amend NIEP (inferred by requests) to include independent monitoring which includes mana whenua via hapū hui and mandated involvement. Include regular compliance of spray contents and amounts used and provide reports in laymans terms for affected households. NIEP should be responsible for monitoring neighbouring property's water quality. Access from employees should be off Wallis Road which should be sealed and speed limit reduced to 50km/hr.

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					by the NIEP (inferred). There are concerns for the health and safety effects of the spray and how this is monitored and how affected neighbours are informed. Concerns raised for the road quality, maintenance and monitoring of traffic. Effects from spring diversion affecting water flows and erosion on submitters site and concern with the process for managing the RFS raised relating to this. The NIEP guidelines should be provided in hardcopy and be easily accessible. The variations are hard to follow and be presented to mana whenua.	Incorporate hapū objectives and engage with hapū. When an RFS is responded to, sent a report advising of actions taken and remediation completed to the person who lodged RFS and keep public records.
Danielle Hookway (S309)	S309.006	Ecosystems and indigenous biodiversity	Rules	Oppose	Following protests by tangata whenua, farmers and other landowners who said the proposal to identify land as SNAs undermined their sovereignty and property rights, this opposition culminated in a large hikoī to the Council's Kaikohe headquarters where tangata whenua delivered a petition against the process. 'Encouraging landowners to include identified Significant Natural Areas in Schedule 4 of the District Plan at the time of subdivision and development' implies this is voluntary when it clearly isn't.	Delete SNAs/wetlands from the District Plan.
Lianne Kennedy (S310)	S310.006	Ecosystems and indigenous biodiversity	Rules	Oppose	Following protests by tangata whenua, farmers and other landowners who said the proposal to identify land as SNAs undermined their sovereignty and property rights, this opposition culminated in a large hikoī to the Council's Kaikohe headquarters where tangata whenua delivered a petition against the process. 'Encouraging landowners to include identified Significant Natural Areas in Schedule 4 of the District Plan at the time of subdivision and development' implies this is voluntary when it clearly isn't.	Delete SNAs/wetlands from the District Plan.
Allen Hookway (S311)	S311.006	Ecosystems and	Rules	Oppose	Following protests by tangata whenua, farmers and other landowners who said the proposal to identify land as SNAs	Delete SNAs/wetlands from the District Plan.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
		indigenous biodiversity			undermined their sovereignty and property rights, this opposition culminated in a large hikoī to the Council's Kaikohe headquarters where tangata whenua delivered a petition against the process. 'Encouraging landowners to include identified Significant Natural Areas in Schedule 4 of the District Plan at the time of subdivision and development' implies this is voluntary when it clearly isn't.	
Fire and Emergency New Zealand (S512)	S512.071	Quail Ridge	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards	Insert new rule for Emergency service facilities included as a permitted activity. Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings
Chorus New Zealand Limited,	S282.004	Infrastructure	Notes	Support in part	While these notes are generally supported, there is no mention that the following rules override zone level provisions. As currently	Insert note to advise plan users that zone level provisions do not apply to infrastructure activities. Amend Note 3

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Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)					drafted the Infrastructure section rules work as an overarching framework to zone level provisions in relation to infrastructure activities throughout the district however this is not made clear. In addition, Note 3 implies that the NES-TF applies to all telecommunication activities that are not within a rural zone or a subpart 5 area however the NES-TF applies to new and existing facilities in road reserve and rural zones, and existing facilities in all zones.	to properly advise users on NES-TF applicability.
John Andrew Riddell (S431)	S431.138	Quail Ridge	QR-R1	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend the rule so that any proposal to set a building or structure less than 20 metres back from the coastal marine area, or from rivers and banks is a non-complying activity
House Movers Section of New Zealand Heavy Haulage Association Inc (S482)	S482.021	Quail Ridge	QR-R1	Support in part	The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	amend QR-R1 to: provide for relocated building as a permitted activity whenrelocated buildings meet performance standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report(schedule 2) restricted discretionary activity status for relocated buildings that do not meet the permitted activity status standards
Fire and Emergency New Zealand (S512)	S512.118	Quail Ridge	QR-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	Insertnew standard and/or matter of discretion across zones on infrastructureservicing (including emergency response transport/access and adequate watersupply for firefighting)

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Trent Simpkin (S283)	S283.028	Quail Ridge	QR-R2	Oppose	The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds means therefore means many homes will still require a resource consent for Impermeable surfaces. all RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say its acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process, and assist with getting back to realistic processing times). This submission point applies to all zones.	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)
Far North District Council (S368)	S368.114	Quail Ridge	QR-R2	Support in part	The Far North District Engineering Standards April 2022 apply to all land development, including impermeable surfaces that comply with the permitted standards for impermeable surface coverage. The proposed new standard seeks to ensure that the plan users are aware of, and comply with the Far North District Engineering Standards April 2022. Any non-compliance will enable an assessment of the effectiveness of the proposed method for controlling stormwater on site through the resource consent process. The rule will apply in all instances where there is an impermeable surface coverage rule in the PDP.	Amend QR -R2 to insert PER-2 Stormwater must be disposed of in accordance with Far North District Engineering Standards April 2022.
Puketotara Lodge Ltd (S481)	S481.020	Quail Ridge	QR-R2	Not Stated	The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites. The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable	Insert the following as matters of control (inferred): <ul style="list-style-type: none"> • Avoiding nuisance or damage to adjacent or downstream properties;

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					<p>surface area exceeds what is allowed under the permitted activity rule. There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule relating to impermeable surface coverage. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,</p>	<ul style="list-style-type: none"> • The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes; • The extent to which the diversion and discharge mimics natural run-off patterns
<p>Northland Fish and Game Council (S436)</p>	<p>S436.025</p>	<p>Quail Ridge</p>	<p>QR-R3</p>	<p>Not Stated</p>	<p>Existing game bird hunting activities are often constrained by surrounding land use, and generally becomes untenable when this land use changes; for example, when urban and lifestyle encroachment occurs near traditionally hunted sites. Recreational game bird hunting is a very popular activity in the rural environment. The game bird season involves the discharge of shotgun noise. This is not like other constant noises rather it is very brief in duration. Game bird hunting begins at 6:30am in the morning and concludes at 6:30pm at night for the length of the season. Introducing new dwelling areas near areas of recreational significance to hunters can have implications on the future of hunting in these areas. For example, complaints can be made under the Arms Act 1983 which makes clear that anyone discharging a firearm in a public place so as to deliberately endanger, frighten or annoy any other person is guilty of an offence. Shotgun noise may also be a particular issue for public places such as any equestrian arena in the vicinity of maimai used during the game bird hunting season.</p>	<p>Insert provisions that constrain housing and industrial developments near areas with recreational hunting values.</p>

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Fire and Emergency New Zealand (S512)	S512.047	Quail Ridge	QR-R6	Support in part	Fire and Emergency requires minimum width of 4.0m for emergency responder access. In addition the activity references 'TRAN-R6 Quail Ridge on site access, parking and access'. The TRAN-R6 included in transport chapter does not cover this.	Amend reference to TRAN-R6 and ensure it provides for emergency response access in accordance with SNZ PAS 4509:2008. CON-3 Internal roads shall have a minimum width of 3.5 4.0 m seal, with passing bays as necessary.
The BOI Watchdogs (S354)	S354.026	Quail Ridge	QR-R9	Oppose	We have noted in this consultation process that there are animal owning and pet limits on in this zone. We ask FNDC to review this for legality and sanity. A retiree can bring a dog into the village, but when it dies, they do not have a right to replace the companion. That policy also gives the village manager the right to revoke someone's right to a dog AT ANY TIME.	Delete the rule that restrict pets (inferred)
Terra Group (S172)	S172.002	Rural residential	Standards	Support	The standards promote positive outcomes for the proposed Rural Residential Zone.	Retain standards RRZ-S1 to RRZ-S5 as notified (except for RRZ-S3 as per submission point 172.003).
Terra Group (S172)	S172.020	Transport	Standards	Support	Support the general standards and rules within the Transport Chapter, as they will achieve positive outcomes for the proposed zone.	Retain as notified (inferred)
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)	S282.019	Coastal environment	Standards	Oppose	New telecommunications infrastructure is not expressly provided for in the current rules as notified. It is noted that the Coastal Environment covers large areas of urban development within the district (given the many coastal settlements) and as such, the current rules framework would limit the development of infrastructure within the areas where such infrastructure is required to service communities throughout the district.	Amend the CE Section of the Plan to exempt telecommunications infrastructure activities from needing to comply with the provisions of CE. However it is considered that requiring telecommunications infrastructure to comply with CE-S2 can provide an appropriate mitigation measure for instances where such infrastructure needs to be located within the Coastal Environment outside of natural character areas. A rule to this effect is considered appropriate.

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John Andrew Riddell (S431)	S431.199	Quail Ridge	QR-S3	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.
Northland Planning and Development 2020 Limited (S502)	S502.075	Quail Ridge	QR-S4	Support in part	Some consistency is sought with NATC-R1 which covers activities within proximity to a wetland, lake or a river margin. As such the layout of the rule has been changed to reflect this, while at the same time allowing for certain structures to be exempt.	Insert the following into QR-S4 (inferred) 3. The building or structure, or extension or alteration to an existing building or structure within the 10m or 26m setback from MHWS is required for: 1. restoration and enhancement purposes; or 2. natural hazard mitigation undertaken by, or on behalf of, the local authority; or 3. a post and wire fence for the purpose of protection from farm stock; or 4. Lighting poles by, or on behalf of, the local authority; or 5. Footpaths and or paving no greater than 2m in width; or 6. Boundary fences or walls no more than 2m in height above ground level
Fire and Emergency New Zealand (S512)	S512.092	Quail Ridge	QR-S4	Support in part	Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency. An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and firefighting access through the New Zealand	Insert advice note to setback standard Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the

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					Building Code (NZBC).	Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted
Fire and Emergency New Zealand (S512)	S512.048	Quail Ridge	QR-S10	Support in part	Fire and Emergency support the timing of water supply facilities to be operational before residential units are occupied.	QR-S10 Stormwater, water supply and wastewater facilities. Plans and specifications of the on site stormwater, water supply and wastewater facilities in each stage shall be provided to the Council and the facilities made operational before the associated residential units in the stage are occupied. Note: plans and specifications must show how on site alternative firefighting water supplies comply with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.
Northland Planning and Development Limited (S502)	S502.099	FNDC - Far North District Council (FN)	road network	Support in part	Amendment is sought to enable maintenance and future works to be completed via an Outline Plan or an Outline Plan waiver as opposed to land use consent. At present the proposed rules included within this plan largely capture new footpaths, new installation of a light or any pipework's as needing land use consent. Given the nature of these works an Outline plan or Outline Plan Waiver would be better suited. The changes sought are in line with the Road Designation on behalf of NZTA.	Amend the designation purpose: Covers all 2500km of road network within the district for which the council is responsible for maintaining and includes cycleway and/or shared paths (including but not limited to footpaths and boardwalks), lighting and associated infrastructure.

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Lucklaw Farm Ltd (S551)	S551.007	FNDC - Far North District Council (FN)	FN160	Support in part	The Rangiputa Oxidation Ponds at FN160 are authorised by previous resource consent to the Far North District Council for sewage treatment and disposal purposes. The PDP states that there are no conditions applying to this designation. The ponds likely require future capital works in order to properly serve the current settlement at Rangiputa and avoid adverse effects on the environment and on Lucklaw Farm. Providing for planned expansion of the Rangiputa Beach settlement (as sought above in [9]) provides opportunity for funding the necessary capital works in connection with the ponds (or suitable replacements) servicing a wider catchment	Amend FN160, and its conditions, in order to address adverse effects to the environment from the operation of the wastewater ponds for Rangiputa
KiwiRail Holdings Limited (S416)	S416.069	KRH - KiwiRail Holdings Limited	KRH 'X'	Support	KiwiRail note that its designations for the North Auckland Line and the Okaihau Branch are included in the Schedule in Part 3 and this is supported. KiwiRail support the KRH - KiwiRail Holdings Limited designations text which accurately specify 'railway purposes' as the designation purpose.	Retain KRH-X and KRH-Y designations
Ara Poutama Aotearoa the Department of Corrections (S158)	S158.017	MCOR - Minister of Corrections	MCOR1	Support	The designation has been rolled over from the Operative District Plan and is an appropriate planning mechanism for managing the facility.	Retain designation MCOR1.
Ara Poutama Aotearoa the Department of Corrections (S158)	S158.018	MCOR - Minister of Corrections	MCOR2	Support	The designation has been rolled over from the Operative District Plan and is an appropriate planning mechanism for managing the facility.	Retain designation MCOR2

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Kristine Kerr (S302)	S302.002	Urban Form and Development	Overview	Support in part	Provide design guidelines, urban design form to maximise sunlight to streets - pedestrian and car routes and avoid shading that will cause wind tunnels. Retain parking accessibility.	Amend to provide design guidelines, urban design form to maximise sunlight to streets - pedestrian and car routes and avoid shading that will cause wind tunnels. Retain parking accessibility.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.001	MEDU - Minister of Education	Overview	Support in part	The submitter supports in part the Overview for the Ministry of Education's Designations but requests that it is updated to the most recent version that has been used in more recent designations across the country and better reflects the Ministry's requirements.	Amend the Overview for the Ministry of Education's Designations as follows: "Education Purposes" for the purpose of (this/these) in the designation[s] shall, in the absence of specific conditions to the contrary means: i. Enable the use of the facilitates on the site by and for the educational benefit of any school age students (Year 0-13) and early childhood children, regardless of whether they are enrolled at the institution located on the that designated site. ii. Enable the provisions of supervised care and study opportunities for students outside school hours in school facilitates facilities . iii. Enable the provision of community education (e.g. night classes for adults) outside school hours in school facilities, and which will not be restricted to the primary syllabus taught to school age children during school hours.

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						<p>iv. Include but not be limited to the provision of academic, sporting, social and cultural education and training including through:</p> <ul style="list-style-type: none"> - Formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours; - Formal and informal cultural activities and competitions, whether carried out during or outside school hours. - The provision of specialist hubs and units (including language immersion units and teen parenting units) for children with particular educational requirements or special needs. <p>v. Enable the use of facilities for purposes associated with the education of students, including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.</p> <p>vi. Enable the provision of associated administrative services; car parking and vehicle manoeuvring; and health, social services and medical services (including dental clinics and sick</p>

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						<p>bays).</p> <p>vii. Enable housing on site for staff members whose responsibilities require them to live on site (e.g school caretakers) and their families.</p> <p>The designation purpose of "Education Purposes" and its amended explanation is consistent with the approach the Minister is taking for education-related activities designated in District Plans in New Zealand. The standardised explanation will assist with ensuring that all education-related activities within the education sector are appropriately provided for within district and other plans and will result in greater consistency on how education-related activities are managed across New Zealand.</p>
<p>Ministry of Education Te Tāhuhu o Te Mātauranga (S331)</p>	<p>S331.115</p>	<p>MEDU - Minister of Education</p>	<p>ME253</p>	<p>Support</p>	<p>The submitter supports the inclusion ME253, the proposed new designation over the existing Kaikohe Christian School.</p>	<p>Retain ME253, the proposed new designation over the existing Kaikohe Christian School, as proposed.</p>
<p>Ministry of Education Te Tāhuhu o Te</p>	<p>S331.116</p>	<p>MEDU - Minister of Education</p>	<p>ME254</p>	<p>Support</p>	<p>The submitter supports the inclusion ME254, the proposed new designation over the existing Kaitaia Abundant Life School.</p>	<p>Retain the inclusion of the proposed new designation over the existing Kaitaia Abundant Life School, as</p>

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Mātauranga (S331)						proposed.
Waka Kotahi NZ Transport Agency (S356)	S356.119	NZTA - New Zealand Transport Agency	Designations	Support	Waka Kotahi supports the inclusion of the state highway designations however notes that the legal name for Waka Kotahi as a Requiring Authority is the New Zealand Transport Agency written in full. When the designations are confirmed, the Requiring Authority name recorded in the Operative District Plan should be either Waka Kotahi New Zealand Transport Agency, or simply New Zealand Transport Agency.	Refer to the New Zealand Transport Agency in full in the title in the designation schedule.
Waka Kotahi NZ Transport Agency (S356)	S356.125	NZTA - New Zealand Transport Agency	Designations	Support in part	<p>Waka Kotahi supports the inclusion of the state highway designations on the planning maps, however notes areas where the designation boundaries need to be modified in discrete locations to incorporate the existing formed and operational road corridor. These modifications include:</p> <ul style="list-style-type: none"> - extending the state highway designation: <ul style="list-style-type: none"> o to either 10m from the road centreline (or to the adjoining fenceline) - over waterways (ie. bridges) that are not within the coastal marine area; and also - rectifying minor mapping errors. <p>These modifications will provide for the ongoing operation, maintenance and mitigation of effects of the state highway, and will more accurately reflect the current use of the land as state highway corridor. They will also identify where the road may be required to be legalised to correct any discrepancies with the existing road parcel boundaries. In most cases, these discrepancies are historical in nature and modifying the designation boundary through the district plan process allows an opportunity to rectify those. While this land is not currently legal road, it does form part of the constructed and fully operational state highway network. The proposed modifications are designating existing state highway infrastructure that is</p>	Amend to correct the state highway geospatial shapefiles. Waka Kotahi is currently mapping the updated designation boundaries geospatially to accurately reflect the operational state highway corridors and will provide these to Council in due course.

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					already formed and operational and is not in private use. Refer Attachment A for examples of where the state highway designation boundaries will be modified. Waka Kotahi is currently mapping the updated designation boundaries geospatially to accurately reflect the operational state highway corridors and will provide these to Council in due course.	
Waka Kotahi NZ Transport Agency (S356)	S356.126	Planning maps	Designations	Support in part	Waka Kotahi notes that designation CNZ17 (Te Kao Exchange) appears to be in the incorrect location and also overlaps the NZTA-1 designation. From discussions with Chorus, Waka Kotahi understands the CNZ17 designation should be located further north, as shown in the submission.	Confirmation of the correct location of the CNZ17 Te Kao Exchange designation.
Waka Kotahi NZ Transport Agency (S356)	S356.121	NZTA - New Zealand Transport Agency	NZTA-1	Support in part	To ensure accuracy and to provide clarity, Waka Kotahi requests that the designation hierarchies for NZTA-1 (SH1), NZTA-3 (SH11), NZTA-4 (SH12) and NZTA-5 (SH15) be amended, as there are sections of the state highway designation that overlap with other designations, such as other New Zealand Transport Agency and KiwiRail designations.	Amend Designation Hierarchy for NZTA-1 from 'Primary' to 'Varies'.
Waka Kotahi NZ Transport Agency (S356)	S356.122	NZTA - New Zealand Transport Agency	NZTA-3	Support in part	To ensure accuracy and to provide clarity, Waka Kotahi requests that the designation hierarchies for NZTA-1 (SH1), NZTA-3 (SH11), NZTA-4 (SH12) and NZTA-5 (SH15) be amended, as there are sections of the state highway designation that overlap with other designations, such as other New Zealand Transport Agency and KiwiRail designations.	Amend Designation Hierarchy for NZTA-3 from 'Primary' to 'Varies'.
Waka Kotahi NZ Transport Agency (S356)	S356.123	NZTA - New Zealand Transport Agency	NZTA-4	Support in part	To ensure accuracy and to provide clarity, Waka Kotahi requests that the designation hierarchies for NZTA-1 (SH1), NZTA-3 (SH11), NZTA-4 (SH12) and NZTA-5 (SH15) be amended, as there are sections of the state highway designation that overlap with other designations, such as other New	Amend Designation Hierarchy for NZTA-4 from 'Primary' to 'Varies'.

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					Zealand Transport Agency and KiwiRail designations.	
Waka Kotahi NZ Transport Agency (S356)	S356.120	NZTA - New Zealand Transport Agency	NZTA-5	Support in part	Waka Kotahi notes there is a minor typo in the site identifier description for NZTA-5, with the word 'district' spelt incorrectly.	Amend site identifier for NZTA-5 to read: State Highway 15 from the intersection with State Highway 1 at ŌKaihau in the north to the Whāngarei District District boundary at Twin Bridges in the south
Waka Kotahi NZ Transport Agency (S356)	S356.124	NZTA - New Zealand Transport Agency	NZTA-5	Support in part	To ensure accuracy and to provide clarity, Waka Kotahi requests that the designation hierarchies for NZTA-1 (SH1), NZTA-3 (SH11), NZTA-4 (SH12) and NZTA-5 (SH15) be amended, as there are sections of the state highway designation that overlap with other designations, such as other New Zealand Transport Agency and KiwiRail designations.	Amend Designation Hierarchy for NZTA-5 from 'Primary' to 'Varies'.
Radio New Zealand (S489)	S489.043	RNZL - Radio New Zealand Limited	Designations	Support	RNZ support rollover of its designations in the Proposed District Plan. However, it considers that Operative Plan description of the nature of RNZ's works provides important clarity as to the types of activity that can occur at RNZ's Facilities under its designation. RNZ therefore seeks the retention of text within the Operative District Plan.	Insert the following text within the Overview: Radio New Zealand has two designations for facilities for radiocommunication, telecommunications and ancillary purposes and land uses The nature of works to be carried out on the two sites generally involve the installation, operation, maintenance, upgrading, replacement and removal of radiocommunication and telecommunication equipment and works and other land use activities incidental to such

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						installation, operation, maintenance, upgrading, replacement and removal.
Radio New Zealand (S489)	S489.044	RNZL - Radio New Zealand Limited	Conditions	Support	RNZ note that the text for Condition c. has not been numbered accordingly	Insert numbering for the last paragraph as follows: (c) The requiring authority shall be under no obligation to supply the information specified in Condition b. where any change infrequency and/or power of any existing transmission(s) results from repair or maintenance activities.
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)	S282.015	SPK - Spark NZ Limited	Designations	Oppose	The name of the requiring authority is incorrect.	Amend the requiring authority name to 'Spark New Zealand Trading Limited'.
Top Energy Limited (S483)	S483.187	TE - Top Energy	TE249	Not Stated	The lapse date in the PDP as notified states July 2032 (being 10 years from the month the Proposed Plan was notified). Top Energy sought that the lapse date for this designation be amended to "10 years after the date on which the designation is included in the District Plan"• . This would be taken	Amend Designation TE249 as follows: <ul style="list-style-type: none"> • Amend the lapse date to reflect 10 years from the date at which District Plan becomes operative • Delete condition 2

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					from the dated that the District Plan becomes operative. Accordingly, Top Energy requests that this be amended to reflect 10 years from the date at which District Plan becomes operative. Condition 2 is a duplication of condition 1, Top Energy requests that it be deleted. Top Energy request a condition that an Outline Plan of Works is not required where the activity being undertaken is in accordance with the information submitted by Top Energy in support of the notice of requirement.	<ul style="list-style-type: none"> Insert a condition that a condition that an Outline Plan of Works is not required where the activity being undertaken is in accordance with the information submitted by Top Energy in support of the notice of requirement.
Northland Federated Farmers of New Zealand (S421)	S421.146	APP1 - Mapping methods and criteria	Natural character assessment criteria	Oppose	Federated Farmers does not support policy NATC-O2 as it is currently drafted in the proposed district plan. The policy is inconsistent with section 6(a) of the Resource Management Act 1991 as it links to an assessment guide which breaks natural character into outstanding and high. As previously discussed in this submission, Federated Farmers does not support the use of high natural character in the proposed district plan.	Delete the concept of high natural character from Policy NATC-O2 (NATC-P2 inferred) and associated Appendix 1 Mapping methods and criteria.
Kapiro Conservation Trust (S442)	S442.164	APP1 - Mapping methods and criteria	Natural character assessment criteria	Not Stated	The listed criteria for the mapping of coastal natural character differ from what was actually used to map natural character for the RPS in 2012.	Insert the definitions, criteria and methodology used for mapping the natural character in the Regional Policy Statement for Northland.
Pacific Eco-Logic (S451)	S451.020	APP1 - Mapping methods and criteria	Natural character assessment criteria	Support in part	The listed criteria for the mapping of coastal natural character differ from what was actually used to map natural character for the RPS in 2012.	Insert the definitions, criteria and methodology used for mapping the natural character in the Regional Policy Statement for Northland.
Bentzen Farm Limited (S167)	S167.108	APP3 - Subdivision management plan criteria	Management Plan Subdivision	Support	The Management Plan Subdivision matters set out an appropriate set of provisions to secure environmental benefits from the once off management plan subdivision opportunity.	Retain Management Plan Subdivision
Setar Thirty Six Limited (S168)	S168.148	APP3 - Subdivision	Management Plan Subdivision	Support	The Management Plan Subdivision matters set out an appropriate set of provisions to secure environmental benefits from the once	Retain Management Plan Subdivision

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		management plan criteria			off management plan subdivision opportunity.	
The Shooting Box Limited (S187)	S187.095	APP3 - Subdivision management plan criteria	Management Plan Subdivision	Support	The Management Plan Subdivision matters set out an appropriate set of provisions to secure environmental benefits from the one off management plan subdivision opportunity.	Retain Management Plan Subdivision.
Matauri Trustee Limited (S243)	S243.127	APP3 - Subdivision management plan criteria	Management Plan Subdivision	Support	he Management Plan Subdivision matters set out an appropriate set of provisions to secure environmental benefits from the once off management plan subdivision opportunity.	Retain Management Plan Subdivision
Heather Golley (S254)	S254.006	APP3 - Subdivision management plan criteria	Management Plan Subdivision	Oppose	<p>Opposes objectives, sections, policies, rules, regulations, practice notes, and supporting documentation which relates to wellbeing, dog owners, dogs, the banning of dogs and cats (via resource consent conditions, covenants or consent notices), the impact of dogs on the environment, kennels, subdivisions, dogs and their relationship with native flora and fauna, significant natural areas, zoning which limits dog ownership, and dog limits placed on Significant Natural Areas (SNAs). There is no identification of SNA's or the "Kiwi" areas referred to in the provisions, that also makes it impossible to properly understand and assess the impact of the DP on individuals and or the district. Our dogs are our family members, best friends, counsellors, workmates, pig hunters, and brilliant farmhands. Cats are family to many people, especially the elderly. Submitter does not accept that FNDC has a right to ban and restrict her family from owning pets responsibly, anywhere in Northland. FNDC needs to consider the unintended consequences of their actions including but not limited to:</p> <ul style="list-style-type: none"> - humanitarian and mental health crises with people having to relinquish pets - animal rescue services and pounds being overwhelmed with dogs and cats, financially 	Amend the provisions of the District Plan so they do not limit dog ownership or result in the banning of dogs and cats (via resource consent conditions, covenants or consent notices) (inferred). Make critical supporting documents, and all other undisclosed relevant information publicly available now, including Draft SNA maps, The 'Practice Note for Significant Indigenous Flora and Fauna', and the 'Bay of Islands Kiwi Distribution Map - Support Document'.

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					<p>stressed</p> <ul style="list-style-type: none"> - fewer children living in homes which have dogs and cats, which means they will increase their risk of harm from dogs because they will not learn how to care for, respect, and control their dogs. - less positive view of our district as a retirement area. 	
P S Yates Family Trust (S333)	S333.108	APP3 - Subdivision management plan criteria	Management Plan Subdivision	Support	The Management Plan Subdivision matters set out an appropriate set of provisions to secure environmental benefits from the once off management plan subdivision opportunity	Retain Management Plan Subdivision
Neil Construction Limited (S349)	S349.031	APP3 - Subdivision management plan criteria	Management Plan Subdivision	Oppose	The broader Tubbs Farm land area has already been subject to significant rural residential subdivision and development in accordance with resource consents and the existing planning framework. This has involved substantial infrastructure investment in this land to date, and has created an emerging residential land use pattern that should be continued	amend by removing restrictions to make it easier for this subdivision option to be utilised
John Andrew Riddell (S431)	S431.088	APP3 - Subdivision management plan criteria	Management Plan Subdivision	Not Stated	The guidance and rules relating to environment benefit subdivision and management plan subdivision are inadequate to ensure that the purpose of the Act will be achieved.	Amend APP3 by adding the following to section d, Draft Management Plan: Council retains the discretion not to accept bonding where there is a potentially harsh environment or other factor(s), which present a significant risk in its assessment to successful re-establishment or management plan implementation. Evidence of the degree of risk should be included in the information required in part a, description of proposal, of Appendix APP3.

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Carbon Neutral NZ Trust (S529)	S529.149	APP3 - Subdivision management plan criteria	Management Plan Subdivision	Oppose	SUB-P9 and SUB-R7 encourage inappropriate subdivision in the rural production and lifestyle zones if the development achieves so-called environmental outcomes of the management plan subdivision rule. This provision is also poorly conceived. The management plan criteria proposed in Appendix 3 (APP3) are vague, low-reaching and don't set clear expectations for either developers, land owners, or planning officers. The proposed elements and criteria for Management Plans are less than we should expect for all subdivisions in today's world. We consider that management plan subdivisions, to date, have historically failed to achieve quality development or environmental outcomes. If the concept of management plan subdivision is retained, they criteria need to be greatly improved to provide superior environmental outcomes.	Delete APP3 (inferred)
The BOI Watchdogs (S354)	S354.023	APP3 - Subdivision management plan criteria	c.Proposed Management Measures	Oppose	Controls should not be placed on the ownership of dogs until BOI Watchdog concerns have been addressed in order to determine if they are appropriate. Refer to full submission.	Delete management plan criteria, including (i) measures to protect, manage and enhance indigenous vegetation and habitats, ONL and ONF, heritage resources and riparian margins, including appropriate means of controlling dogs, cats, rats, mustelids and other animal pests and the means of controlling pest plants.
Far North Holdings Limited (S510)	S510.004	APP4 - Airport protection surfaces	APP4 - Airport protection surfaces	Support in part	The accuracy of this description appears at odds to the plan illustrated on page 3 of the APP4 and needs to be checked with assistance from a land surveyor who can accurately map the description. This may lead to changes in the description to more accurately reflect the updated plan.	Amend as required the description to more accurately reflect the updated plan in APP4.
Far North Holdings Limited (S510)	S510.005	APP4 - Airport protection surfaces	APP4 - Airport protection surfaces	Support in part	The plan illustrated on Page 3 is required to be reviewed and updated to reflect the descriptor and to include modern methods and measures of recession plans in relation	Amend the plan illustrated on Page 3 to include modern methods and measures of recession plans in

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					to airport runways. The plan is old having existing prior to the current operative plan and uses outdated methods of detailing the protection surfaces. Note an updated plan is currently being completed.	relation to airport runways.
Rowena Ralls (S80)	S80.001	SCHED1 - Schedule of notable trees	SCHED1 - Schedule of notable trees	Support in part	Grandmother to the Skudder family (Mary (May) Adeline Skudder of Skudder's Beach, Kerikeri) planted the Totara Tree on Arbor Day, 1917. The tree is now approximately 105 years old. The tree was planted outside what was the local school house at the time and which is now the Kerikeri Playcentre at 32 Landing Road. The Skudder's have a history dating back 137 years and are well known in the area. The tree is of significant historical value, due to the Skudder family being pioneers in the area. The tree is registered with the NZ Notable Tree Register and can be viewed at this link: https://register.notabletrees.org.nz/tree/view/1787 The tree has been given a STEM score of 147 points and looks to be in a very healthy condition as I recently visited the area in late September this year.	Insert a notable (Totara) tree at 26 Landing Road, Kerikeri to the Notable Tree schedule.
James Frater (S154)	S154.001	SCHED1 - Schedule of notable trees	SCHED1 - Schedule of notable trees	Support in part	It is said that the French explorer and merchant Marion du Fresne and some of his crew were killed under this tree, during the visit of the French ships Mascarin and Marquis de Castries to the Bay of Islands in 1772. (Ref. L G Kelly, Marion du Fresne at the Bay of Islands 1951, and Dame Anne Salmond, Between Worlds 1994). It is now 250 years since the French visit.	Insert new notable tree (Pohutukawa) situated in Te Hue Cove (otherwise known as Assassination Cove). The tree is situated at the shore-ward end of an old wharf and beneath an Historic Places Plaque erected in 1972 on the 200th anniversary of the event. The tree would be located on Lot 17, DP 41892, Tauri Bay Road Russell 0272 (a public accessway).
James Frater (S175)	S175.001	SCHED1 - Schedule of notable trees	SCHED1 - Schedule of notable trees	Support in part	These are two large Pohutukawa (Metrosideros Excelsa) growing together on the foreshore near a small watercourse about 100 metres from the Northern end of the beach. These trees could be several hundred (800?) years old. I have not seen many, if any, Pohutukawa larger than these.	Insert two new (Pohutukawa) notable trees, on the foreshore, near a small watercourse about 100m from the northern end of the beach at Opunga Cove to the Notable Tree schedule (Opunga Bay Road 0184, DP 133112, Valuation number 00413-23000).

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Russell Protection Society (INC) (S179)	S179.085	SCHED1 - Schedule of notable trees	SCHED1 - Schedule of notable trees	Not Stated	<p>The Morton Bay Fig tree located at the historic Police house (Customs' House) along The Strand in Russell is probably the most photographed tree in Northland, if not New Zealand. it was with some surprise that we discovered that this important tree is not on the Schedule of Notable trees.</p> <p>The NZ Police have now clearly signaled that they intend to sell this property and to relocate the current community policeman elsewhere. this would leave the historic Morton Bay Fig Tree without any form of protection. From all accounts the tree is in good health and with judicious pruning would remain for years to come for tourists and locals alike to enjoy. it would be unconscionable for this much admired tree to be lost</p>	Insert the morton bay Fig tree at the Custom's house in Russell to the Schedule of Notable trees
Kapiro Conservation Trust (S442)	S442.163	SCHED1 - Schedule of notable trees	SCHED1 - Schedule of notable trees	Not Stated	<p>Isolated mature kowhai, puriri and pohutukawa trees in the coastal environment may not be adequately protected in the district plan as some patches did not meet the Northland Regional Council minimum mapping unit size and so were not included within an area of high or outstanding natural character.</p>	<p>Insert a rule that requires consent to fell or significantly prune isolated mature indigenous trees such as pohutukawa within the coastal environment</p> <p>OR</p> <p>Expand Schedule 1 - Schedule of Notable trees to include all these trees.</p>
Kapiro Conservation Trust (S442)	S442.166	SCHED1 - Schedule of notable trees	SCHED1 - Schedule of notable trees	Support in part	<p>Schedule 1 - Schedule of notable trees is incomplete, as many notable indigenous trees and groups of trees have been excluded</p> <p>The Far North has many notable pohutukawa outside of existing forests that are vulnerable to human disturbance (including clearance for views), possums and myrtle rust</p> <p>This Schedule protects some invasive alien pest plant specimens, which is inappropriate</p>	<p>Delete all pest plants from Schedule 1 - Schedule of notable trees so that they can be progressively removed as seed sources being distributed far and wide by birds and wind.</p> <p>Insert additional notable pohutukawa in the Bay of Islands and elsewhere, including many fringing the water margins and contributing to its natural character.</p> <p>Insert tall matai and kauri on the north</p>

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						shore of the Waikare Inlet.
Pacific Eco-Logic (S451)	S451.019	SCHED1 - Schedule of notable trees	SCHED1 - Schedule of notable trees	Not Stated	Isolated mature kowhai, puriri and pohutukawa trees in the coastal environment may not be adequately protected in the district plan as some patches did not meet the Northland Regional Council minimum mapping unit size and so were not included within an area of high or outstanding natural character	Insert a rule that requires consent to fell or significantly prune isolated mature indigenous trees such as pohutukawa within the coastal environment OR Expand Schedule 1 - Schedule of Notable trees to include all these trees
Pacific Eco-Logic (S451)	S451.022	SCHED1 - Schedule of notable trees	SCHED1 - Schedule of notable trees	Support in part	Schedule 1 - Schedule of notable trees is incomplete, as many notable indigenous trees and groups of trees have been excluded The Far North has many notable pohutukawa outside of existing forests that are vulnerable to human disturbance (including clearance for views), possums and myrtle rust This Schedule protects some invasive alien pest plant specimens, which is inappropriate	Delete all pest plants from Schedule 1 - Schedule of notable trees so that they can be progressively removed as seed sources being distributed far and wide by birds and wind Insert additional notable pohutukawa in the Bay of Islands and elsewhere, including many fringing the water margins and contributing to its natural character Insert tall matai and kauri on the north shore of the Waikare Inlet
David Truscott (S476)	S476.001	SCHED1 - Schedule of notable trees	SCHED1 - Schedule of notable trees	Oppose	Core rot has meant large branches have fallen including onto Clendon Esplanade. Apart from the danger the tree has a significant shading effect and in its current form its spread prejudices the sites development potential. Extra accommodation is needed to secure the financial viability of the scheduled Masonic Hotel.	Delete tree number 137 from schedule 1 Notable Trees
Ahipara Takiwā (S576)	S576.001	SCHED1 - Schedule of notable trees	SCHED1 - Schedule of notable trees	Support	The submitter states that in November 2017, the Council asked Far North residents to nominate exceptional trees they thought deserving of special protection under its Schedule of Notable Trees. Unfortunately, the inclusion of the pohutukawa tree at	Amend Schedule 1 - Schedule of notable trees to include the pohutukawa tree at Moringai, at 233 Foreshore Road, Ahipara to be protected (inferred).

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>Moringai, 233 Foreshore Road, Ahipara was overlooked due to the lack of resourcing to complete this work. The tree was protected by the consent notice issued by FNDC in 2003, but, upon review at the Environment Court Hearing (2005), the protection was not upheld, and a replacement consent notice was issued it should be noted that the Environment Court did not undertake a full hearing but instead worked with the various parties involved in the appeal namely Melville Holding Ltd (the applicant), the then-named Historic Places Trust (Heritage Trust) and FNDC. Several submissions from Iwi asked for the tree to be protected and the Council's hearing report included full protection of the tree in perpetuity. The original decision also protected the tree as lot 1 was a reserve. Following an appeal, Lot 1 was no longer included in the reserve and the tree was not protected other than by private covenant. The tree has been recognized as significant from iwi and there has been submissions asking for protection.</p>	
<p>Ahipara Takiwā (S579)</p>	<p>S579.001</p>	<p>SCHED1 - Schedule of notable trees</p>	<p>SCHED1 - Schedule of notable trees</p>	<p>Support</p>	<p>The submitter states that in November 2017, the Council asked Far North residents to nominate exceptional trees they thought deserving of special protection under its Schedule of Notable Trees. Unfortunately, the inclusion of the pohutukawa tree at Moringai, 233 Foreshore Road, Ahipara was overlooked due to the lack of resourcing to complete this work. The tree was protected by the consent notice issued by FNDC in 2003, but, upon review at the Environment Court Hearing (2005), the protection was not upheld, and a replacement consent notice was issued it should be noted that the Environment Court did not undertake a full hearing but instead worked with the various parties involved in the appeal namely Melville Holding Ltd (the applicant), the then-</p>	<p>Amend Schedule 1 - Schedule of notable trees to include the pohutukawa tree at Moringai, at 233 Foreshore Road, Ahipara to be protected (inferred).</p>

SUMMARY OF SUBMISSIONS

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					named Historic Places Trust (Heritage Trust) and FNDC. Several submissions from Iwi asked for the tree to be protected and the Council's hearing report included full protection of the tree in perpetuity. The original decision also protected the tree as lot 1 was a reserve. Following an appeal, Lot 1 was no longer included in the reserve and the tree was not protected other than by private covenant. The tree has been recognized as significant from Iwi and there has been submissions asking for protection.	
Haami Piripi ONZM (S580)	S580.001	SCHED1 - Schedule of notable trees	SCHED1 - Schedule of notable trees	Not Stated	The submitter contends that the pohutukawa tree located at Morangai (an ancient site of Māori occupation) at Ahipara, requires protection as it is of cultural significance and has a rich provenance within local history.	Amend Schedule 1 - Schedule of notable trees to include the pohutukawa tree at Morangai, Ahipara, to be protected.
Malcolm Tindal (S2)	S2.001	SCHED2 - Schedule of historic sites, buildings and objects	SCHED2 - Schedule of historic sites, buildings and objects	Support in part	Correct entry for heritage item. Original entry was 1984, and details were updated in 2018.	Amend legal description for site 176 (villa at cnr of Yarborough Street & Kirkpatrick St, Kohukohu), as follows: Lot 23, Lots 22, 29 DP86 Kohukohu Township