

## Appendix 2 – Officer's Recommended Decisions on Submissions (Kauri Cliffs Special Purpose Zone)

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
<b>S559.044</b>	Te Rūnanga o Ngāti Rēhia	General / Plan Content / Miscellaneous	Support	N/A	Retain Kauri Cliffs Special Purpose Zone as notified.		Accept in part	Section 5.2.2 Key Issue 2: General submissions
<b>FS151.353</b>	Ngāi Tukairangi No.2 Trust		Support		Allow		Accept in part	Section 5.2.2 Key Issue 2: General submissions
<b>FS534.056</b>	Waiaua Bay Farm Limited		Support	WBFL agrees with retention of the Kauri Cliffs Special Purpose Zone subject to the amendments recommended in WBFL's submission. In WBFL's view Council's summary of this submission point ("Retain Kauri Cliffs Special Purpose Zone as notified") does not correctly reflect the position of Te Rūnanga o Ngāti Rēhia as WBFL understands it - being TRoNR's acknowledgement of WBFL's proposed amended configuration of the KCZ sub-zones, detailed in WBFL's original submission and discussed beforehand with TRoNR	Allow	We support this zone and are aware that there will be a request to amend this zone	Accept in part	Section 5.2.2 Key Issue 2: General submissions
<b>FS570.2234</b>	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Accept in part	Section 5.2.2 Key Issue 2: General submissions
<b>FS348.071</b>	Alec Brian Cox		Oppose	The submission was not made by the closing date and is therefore not a valid submission under RMA	Disallow	I seek that the whole of the submission be disallowed	Accept in part	Section 5.2.2 Key Issue 2: General submissions

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<b>FS566.2248</b>	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept in part	Section 5.2.2 Key Issue 2: General submissions
<b>FS569.2270</b>	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept in part	Section 5.2.2 Key Issue 2: General submissions
<b>S463.097</b>	Waiaua Bay Farm Limited	General / Plan Content / Miscellaneous	Oppose	The KCZ is a bespoke "Special Purpose Zone" with evolving requirements. The next stage of development at Kauri Cliffs will deliver development outcomes that will necessitate reconfiguration of the subzones that apply in the KCZ and a small area of the RPROZ. Consequently, a straight "roll over" of the operative KCZ provisions is not the most appropriate method to achieve the purpose of the RMA with respect to the subdivision, use and development of land at Kauri Cliffs. Annexure C to this submission provides a track-changes version of the KCZ, which details the amendments to the KCZ set out below.	Amend the Special Purpose Zone - Kauri Cliffs ("KCZ") as set out in the track-change version of the zone attached to the submission and as stated within the submission		Accept in part	Section 5.2.2 Key Issue 2: General submissions
<b>FS91.25</b>	Moana Kiff		Oppose	Oppose; comments relating to annexure C that KCZ-01 Objective, EXCLUDE residential activities and supporting facilities and services. Also KCZ-P1 Policy, for the final option to be EXCLUDED i.e 'or delivers a master planned residential development.' We note the use of the word 'OR' here, so this denotes it's either one or the other option. KCZ-P5 - amended wording in this policy has minimised KCZ's responsibility	Disallow		Accept in part	Section 5.2.2 Key Issue 2: General submissions

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				<p>regarding any adverse effects. The original words of limited, avoided, remedied and mitigated should REMAIN.</p> <p>KCZ - P6 same as above</p> <p>KCZ- P7 remove residential activities and retain original wording, for golf-living activities.</p> <p>Rules/Note; Para 1, delete red amendment entirely, KCZ should not have paramountcy over District Wide Rules or Coastal Environment Chapter.</p> <p>KCZ-R2 - an increase in the amount of dwellings from 8 to 22 is excessive and needs to be monitored and controlled</p> <p>PER32 - para (c) to EXCLUDE amendments and retain original wording to protect the natural environment and to include cultural historical significant factors.</p> <p>KCZ-R16 Subtitle to be clarified, why mining and aquaculture?</p> <p>KCZ-S1 Object under para (1) on basis that the increase in maximum structure has gone from 25m squared to 350m squared. This is incredibly excessive. (ODP - operational district plan).</p>				
<b>S454.135</b>	Transpower New Zealand Ltd	General / Plan Content / Miscellaneous	Not Stated	<p>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. None of the Special Purpose zones have objectives, policies or rules that provide for critical infrastructure such as transmission facilities that may be located, or need to be located,</p>	Amend the provisions in the Kauri Cliffs Special Purpose zone to ensure that critical infrastructure, such as transmission facilities, is provided for.		Reject	Section 5.2.2 Key Issue 2: General submissions

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				within these zones to support the activities that occur there.				
<b>FS534.001</b>	Waiaua Bay Farm Limited		Oppose	<p>The Kauri Cliffs Special Purpose Zone ("KCZ") is a small area set aside for a bespoke facility. The zone provisions reflect that the landscape values present are a significant characteristic of the KCZ.</p> <p>The KCZ's values would likely be significantly adversely affected by the establishment of national grid infrastructure in the Kauri Cliffs Zone, to the extent that the purpose of the KCZ could be compromised.</p> <p>WBFL appreciates that infrastructure provision is key to the wellbeing of people and communities.</p> <p>However, the relief sought by TranspowerNZ in relation to the KCZ appears unnecessary, given the rural location and small extent of the zone. If National Grid infrastructure is required in the Matauri Bay area, on the face of it the infrastructure would seem unlikely to have an operational or locational need to intersect the KCZ, given where the zone lies relative to surrounding settlements, the coast and road corridors.</p> <p>While Transpower NZ's submission broadly outlines constraints on the national grid, it is not clear how these are relevant to the KCZ specifically. Transpower's submission does not include an evaluation (in a RMA s32 sense) of the costs and benefits of, or alternatives to, the relief sought, with specific regard to the KCZ. WBFL considers it likely that the obvious alternative, of the National Grid avoiding the KCZ altogether, is likely to be the most appropriate.</p>	Disallow	disallow the original submission	Accept	Section 5.2.2 Key Issue 2: General submissions

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<b>S463.048</b>	Waiaua Bay Farm Limited	SUB-R3	Not Stated	<p>A mainly low density outcome continues to be the preferred approach for future subdivision in the Golf Living subzone at Kauri Cliffs.</p> <p>However, WBF seeks flexibility from the Proposed Plan to deliver a range of lots, including lots of greater than 0.4 ha. This will enable (a limited number of) other dwelling types to be delivered alongside the large lot/detached dwelling format that the current rule requires.</p> <p>WBF considers that enabling some variety of housing typologies is appropriate as it is likely to support better social/community outcomes for future residents. Enabling some increased density in appropriate areas will also likely assist to limit potential landscape and natural character effects compared to a more widely dispersed pattern of residential development (i.e., all 60 lots being at least 0.4 ha).</p> <p>Initial discussions with mana whenua also revealed a preference for some clustered lot arrangements rather than a strictly low density arrangement for all 60 lots.</p>	<p>Amend RDIS-2 of Rule SUB-R3 as follows:</p> <p>1. Subdivision of up to 60 new lots for residential <del>(golf living) purposes</del> <b>activities</b>, provided that:</p> <p>i. no lot is less than <del>4,0500</del> <b>4,000</b> m<sup>2</sup> in area;</p> <p>ii. <b>At least 30 lots are larger than 4,000 m<sup>2</sup>;</b></p> <p>iii. ...</p> <p>iv. ...</p> <p>Matters of discretion are restricted to:</p> <p>a. ...</p> <p>b. ...</p> <p>c....</p> <p><b>d. Measures to manage any adverse the effects on adjoining activities on adjoining land in separate ownership...</b></p>	Accept in part	Section 5.2.8: Key Issue 8: SUB-R3 and SUB-R20
<b>S463.098</b>	Waiaua Bay Farm Limited	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. 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</p>	<p>Delete the Overview as drafted and insert revised Overview as follows: <b>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</b></p>	Accept in part	Section 5.2.3 Key Issue 3: Overview to the KCZ

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				<p>the development is going to be advanced during the term of the Proposed Plan, and readers of the zone should be altered to this. 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><b>recreation 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-</b></p>		

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					<p>oriented recreational facilities 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</p>		

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					<b>support the protection and enhancement of environmental values</b>			
FS91.26	Moana Kiff		Oppose	<p>OPPOSE - On the basis of not having had any disclosure by KC of 'the comprehensive 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', we assert that KC needs to have a higher responsibility to consult with neighbouring parties for such a large and economic subdivision and the environmental impacts this would bring to the whenua and moana. It is therefore relevant to refer to The Section 32 Report on Tangata Whenua. It is a significant document in New Zealand that addresses the relationship between Māori people/Tangata Whenua and various policy or development proposals. It is a</p> <p>3</p> <p>requirement under the Resource Management Act 1991, and it serves as a critical assessment tool for decision-makers when considering the social, cultural, and economic impacts of proposed projects. In essence, this report aims to strike a balance between development and the protection of Māori cultural and environmental interests.</p>	Disallow		Accept in part	Section 5.2.3 Key Issue 3: Overview to the KCZ



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				<p>The Section 32 Report outlines several key elements:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Policy Context: It provides context for the proposed policy or development, explaining why it is necessary and the issues it aims to address.</li> <li><input type="checkbox"/> Objectives: The report clarifies the objectives of the proposed policy or development and how it aligns with relevant legislation and planning documents.</li> <li><input type="checkbox"/> Alternatives: It assesses alternative approaches or options, considering their potential impacts on Tangata Whenua and their cultural and environmental values.</li> <li><input type="checkbox"/> Consultation: The report details the consultation process undertaken with Tangata Whenua and the extent to which their views and concerns have been considered.</li> <li><input type="checkbox"/> Effects on Tangata Whenua: It evaluates the likely effects of the proposal on Tangata Whenua, including social, cultural, and economic impacts, and whether any adverse effects can be mitigated.</li> <li><input type="checkbox"/> Mitigation Measures: If adverse effects are identified, the report outlines proposed mitigation measures to address these impacts.</li> <li><input type="checkbox"/> Overall Assessment: It provides an overall assessment of the proposal, weighing its benefits against the potential adverse effects on Tangata Whenua.</li> <li><input type="checkbox"/> Conclusion: The Section 32 Report concludes with recommendations for decision-makers, including whether the proposal</li> </ul>				

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				should proceed, be amended, or declined based on its findings. Overall, the Section 32 Report on Tangata Whenua serves as a critical tool in the decision-making process by ensuring that the concerns and interests of Māori communities are taken into account when considering developments or policies that may affect their cultural, social, and economic well-being. It reflects New Zealand's commitment to honouring the Treaty of Waitangi and recognizing the importance of Māori perspectives in resource management and policy development.				
<b>S463.099</b>	Waiaua Bay Farm Limited	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: <b>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.</b>		Accept in part	Section 5.2.4 Key Issue 4: KCZ Objectives
<b>FS91.27</b>	Moana Kiff		Oppose	OPPOSE - outside the current provisions of KC SZ, why are they asking for special treatment outside of normal hardworking applicants? They	Disallow		Accept in part	Section 5.2.4 Key Issue 4: KCZ Objectives

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				shouldn't be treated as special just because they are wealthy. If their subdivision is outside of their current special zone, why don't they comply with the same zoning rules like everyone else? If KC special zone is not fit for purpose, they should do away with it altogether!				
<b>S463.100</b>	Waiaua Bay Farm Limited	KCZ-O2	Oppose	WBF's amendments more concisely and accurately state a key objective for the zone.	Amend Objective KCZ-O2 as follows: <b>KCZ-O2 New uses, development and subdivision maintain and enhance significant natural character, conservation and environmental values</b> <del>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.</del>		Accept in part	Section 5.2.4 Key Issue 4: KCZ Objectives
<b>FS91.29</b>	Moana Kiff		Oppose	OPPOSE - We object to the key objective for the zone and wish to keep the original character and environment. We disagree that any intended new uses, development and subdivision will enhance the significant natural character of their existing and neighbouring conservation and environmental values. We don't believe Papatūānuku can be usurped by human interference.	Disallow		Accept in part	Section 5.2.4 Key Issue 4: KCZ Objectives
<b>S463.101</b>	Waiaua Bay Farm Limited	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	Amend Policy KCZ-P1 as follows: KCZ-P1 Provide for land use and subdivision in the Kauri Cliffs zone <del>where it that</del>		Accept in part	Section 5.2.5 Key Issue 5: KCZ Policies

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				residential subdivision and development as 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	maintains or enhances the purpose of the zone as an internationally recognised golfing, <b>recreation, tourism</b> and luxury accommodation facility <b>or delivers a master planned residential development.</b>			
FS91.34	Moana Kiff		Oppose	<p>OPPOSE - We object to KCZ-P1 being amended due to the nature and impacts that the planned subdivision will have on Hāpu, whenua and moana as its closest neighbours. We refer to the Section 32 report again regarding Tangata Whenua. The Section 32 Report on Tangata Whenua is a significant document in New Zealand that addresses the relationship between Māori people /Tangata Whenua and various policy or development proposals. It is a requirement under the Resource Management Act 1991, and it serves as a critical assessment tool for decision-makers when considering the social, cultural, and economic impacts of proposed projects. In essence, this report aims to strike a balance between development and the protection of Māori cultural and environmental interests. The Section 32 Report outlines several key elements:</p> <ul style="list-style-type: none"> <li>□ Policy Context: It provides context for the proposed policy or development, explaining why it is necessary and the issues it aims to address.</li> <li>□ Objectives: The report clarifies the</li> </ul>	Disallow		Accept in part	Section 5.2.5 Key Issue 5: KCZ Policies

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				<p>objectives of the proposed policy or development and how it aligns with relevant legislation and planning documents.</p> <p><input type="checkbox"/> Alternatives: It assesses alternative approaches or options, considering their potential impacts on Tangata Whenua and their cultural and environmental values.</p> <p><input type="checkbox"/> Consultation: The report details the consultation process undertaken with Tangata Whenua and the extent to which their views and concerns have been considered.</p> <p><input type="checkbox"/> Effects on Tangata Whenua: It evaluates the likely effects of the proposal on Tangata Whenua, including social, cultural, and economic impacts, and whether any adverse effects can be mitigated.</p> <p><input type="checkbox"/> Mitigation Measures: If adverse effects are identified, the report outlines proposed mitigation measures to address these impacts.</p> <p><input type="checkbox"/> Overall Assessment: It provides an overall assessment of the proposal, weighing its benefits against the potential adverse effects on Tangata Whenua.</p> <p><input type="checkbox"/> Conclusion: The Section 32 Report concludes with recommendations for decision-makers, including whether the proposal should proceed, be amended, or declined based on its findings.</p> <p>Overall, the Section 32 Report on Tangata Whenua serves as a critical tool in the decision-making process by ensuring that the concerns and interests of Māori</p>				

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				communities are taken into account when considering developments or policies that may affect their cultural, social, and economic well-being. It reflects New Zealand's commitment to honouring the Treaty of Waitangi and recognizing the importance of Māori perspectives in resource management and policy development.				
<b>S463.102</b>	Waiaua Bay Farm Limited	KCZ-P2	Support	WBF supports the intent of the original policy but seeks an addition to include ancillary structures related to "golf playing" 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: <b>KCZ-P26</b> 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 <b>managing any adverse effects of the development.</b>		Accept in part	Section 5.2.5 Key Issue 5: KCZ Policies
<b>FS91.28</b>	Moana Kiff		Oppose	OPPOSE - KCZ-P2, object on similar grounds under submission point 97.	Disallow		Accept in part	Section 5.2.5 Key Issue 5: KCZ Policies
<b>S463.103</b>	Waiaua Bay Farm Limited	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: <b>KCZ-P32</b> 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.		Accept in part	Section 5.2.5 Key Issue 5: KCZ Policies

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<b>S463.104</b>	Waiaua Bay Farm Limited	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 below, the policy also allows for the extension of the visitor accommodation activity. A detailed reasoning for this is provided below	Amend Policy KCZ-P4 as follows: <b>KCZ-P45 Enable tourist and golf related activities and provide for the limited extension of the existing guest-cottage visitor accommodation units in the Kauri Cliffs Lodge sub-zone where the adverse effects can be avoided, remedied or mitigated managed.</b>		Accept in part	Section 5.2.5 Key Issue 5: KCZ Policies
<b>FS91.30</b>	Moana Kiff		Oppose	OPPOSE - SAME AS ABOVE, object on similar grounds under submission point 97.	Disallow		Accept in part	Section 5.2.5 Key Issue 5: KCZ Policies
<b>S463.105</b>	Waiaua Bay Farm Limited	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		Accept in part	Section 5.2.5 Key Issue 5: KCZ Policies
<b>S463.106</b>	Waiaua Bay Farm Limited	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: <b>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.</b>		Accept in part	Section 5.2.5 Key Issue 5: KCZ Policies

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FS91.31	Moana Kiff		Oppose	OPPOSE - Object and retain original wording of KZ7-P6.	Disallow		Accept in part	Section 5.2.5 Key Issue 5: KCZ Policies
S463.107	Waiaua Bay Farm Limited	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: <b>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 activities and development in the coastal environment, including the provision for adequate infrastructure servicing.</b>		Accept in part	Section 5.2.5 Key Issue 5: KCZ Policies
FS91.32	Moana Kiff		Oppose	OPPOSE - KCZ P7 what they are proposing is the exact opposite of the original statement, that the new interpretation of their duty is less than what it was!	Disallow		Accept in part	Section 5.2.5 Key Issue 5: KCZ Policies
S463.108	Waiaua Bay Farm Limited	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: <b>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</b>		Accept in part	Section 5.2.5 Key Issue 5: KCZ Policies



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					improves road and air access to the zone.			
FS91.33	Moana Kiff		Oppose	OPPOSE - KCZ P8 on grounds that their reasoning is ridiculous.	Disallow		Accept in part	Section 5.2.5 Key Issue 5: KCZ Policies
S512.065	Fire and Emergency New Zealand	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		Reject	Section 5.2.2 Key Issue 2: General submissions

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<b>FS534.051</b>	Waiaua Bay Farm Limited		Oppose	The Kauri Cliffs Zone is a relatively small special purpose zone held in single ownership. It is unlikely that Emergency Service Facilities would be developed in this zone, especially given the proximity of the Matauri Bay Fire Station.	Disallow	disallow the original submission	Accept	Section 5.2.2 Key Issue 2: General submissions
<b>S463.109</b>	Waiaua Bay Farm Limited	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. <b>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.</b> Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter...		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes
<b>FS91.35</b>	Moana Kiff		Oppose	Kauri Cliffs with their significant wealth and influence should not elevate them above anyone else. Special treatment or exception should not be granted arbitrarily. Kauri Cliffs should comply with existing laws and regulations.	Disallow		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes
<b>S463.110</b>	Waiaua Bay Farm Limited	KCZ-R1	Support	While WBF records its support for this rule, it foreshadows that it opposes the 25 m <sup>2</sup> permitted GFA limit imposed by standard KCZ-S1(1), which this rule refers to.	Retain Rule KCZ-R1		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS91.36	Moana Kiff		Oppose	OPPOSE - KCZ-R1 support the original wording in its entirety (i.e 25m squared).	Disallow		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes
S482.015	House Movers Section of New Zealand Heavy Haulage Association Inc	KCZ-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 KCZ-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 meet the permitted activity status standards		Accept in part	Section 5.2.2 Key Issue 2: General submissions
FS23.162	Des and Lorraine Morrison		Support	It is important that provision is made in all zones for relocatable buildings to enable choice, reuse of existing housing, and to make it clear what the activity status is for such buildings. This is particularly the case in urban zones.	Allow	allow the relief sought	Accept in part	Section 5.2.2 Key Issue 2: General submissions
FS534.053	Waiaua Bay Farm Limited		Oppose	This submission point appears to be misconceived. WBFL owns the entire area in the KCZ. WBFL is not seeking to relocate second-hand buildings to Kauri Cliffs. The relief sought by this submission point is unnecessary.	Disallow	disallow the original submission	Accept in part	Section 5.2.2 Key Issue 2: General submissions
S431.136	John Andrew Riddell	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		Reject	Section 5.2.2 Key Issue 2: General submissions

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
FS332.136	Russell Protection Society		Support	The original submission aligns with our values. The Russell Protection Society has a purpose of promoting wise and sustainable development that compliments the historic and special character of Russell and its surrounds.	Allow	Allow the original submission.	Reject	Section 5.2.2 Key Issue 2: General submissions
FS534.052	Waiaua Bay Farm Limited		Oppose	A range of buildings and structures are necessary in the coastal environment and riparian margins, including buildings and structures with an operational or functional need for these locations - such as fences, infrastructure and flood control structures. Applying a blanket non-complying activity status to all buildings and structures as this submitter proposes will likely result in significant consenting inefficiencies and inadvertent outcomes. WBFL does not agree that this amendment supports the sustainable management purpose of the Act.	Disallow	disallow the original submission	Accept	Section 5.2.2 Key Issue 2: General submissions
S463.111	Waiaua Bay Farm Limited	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,	Delete the reference to the Kauri Cliffs zone from PER-1 of Rule KCZ-R2 and amend as follows: PER-1 <b>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.</b> Delete PER-2 of Rule KCZ-R2		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>the Lodge.</p> <p>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:</p> <p>8 existing units in the Lodge subzone;</p> <p>3 existing units in the Golf Playing subzone;</p> <p>The Owner's Cottage and three dwellings that comprise the Residences; and</p> <p>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>				
FS91.37	Moana Kiff		Oppose	<p>- We firmly believe that the proposed change to "Lodge-sub zone" is not in the best interests of the community and the environment. Our reasons for opposing this amendment are as follows. It is essential to preserve the integrity of the KCZ and ensure that planning decisions align with the broader goals of environmental protection and community well-being.</p>	Disallow		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes

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				The proposed amendment appears to accommodate future developments within the 2017 subdivision area for visitor accommodation. However, this approach may have adverse effects on the environment, infrastructure, and the quality of life for local residents. We believe that any potential developments should be subject to rigorous evaluation and scrutiny to ensure their compatibility with the broader community and environmental interests. Stakeholder Engagement: It is crucial to engage with all stakeholders, including local residents and indigenous communities, to determine the most suitable approach for visitor accommodation within the KCZ. Meaningful consultation can lead to better planning outcomes and minimize conflicts. This change would allow for up to 22 visitor accommodation units, which we believe is excessive.				
<b>S463.112</b>	Waiaua Bay Farm Limited	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		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes
<b>FS91.38</b>	Moana Kiff		Oppose	112 OPPOSE - KCZ-R3 Object on basis of not agreeing to have a 60-section subdivision as	Disallow		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>Tangata Whenua neighbouring property, again reference to Section 32 report is highly relevant here. The Section 32 Report on Tangata Whenua is a significant document in New Zealand that addresses the relationship between indigenous Māori people/Tangata Whenua and various policy or development proposals. It is a requirement under the Resource Management Act 1991, and it serves as a critical assessment tool for decision-makers when considering the social, cultural, and economic impacts of proposed projects. In essence, this report aims to strike a balance between development and the protection of Māori cultural and environmental interests. The Section 32 Report outlines several key elements:</p> <ul style="list-style-type: none"> <li>□ Policy Context: It provides context for the proposed policy or development, explaining why it is necessary and the issues it aims to address.</li> <li>□ Objectives: The report clarifies the objectives of the proposed policy or development and how it aligns with relevant legislation and planning documents.</li> <li>□ Alternatives: It assesses alternative approaches or options, considering their potential impacts on Tangata Whenua and their cultural and environmental values.</li> <li>□ Consultation: The report details the consultation process undertaken with Tangata Whenua and the extent to which their views and concerns have been</li> </ul>				

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				<p>considered.</p> <p>□ Effects on Tangata Whenua: It evaluates the likely effects of the proposal on Tangata Whenua, including social, cultural, and economic impacts, and whether any adverse effects can be mitigated.</p> <p>□ Mitigation Measures: If adverse effects are identified, the report outlines proposed mitigation measures to address these impacts.</p> <p>□ Overall Assessment: It provides an overall assessment of the proposal, weighing its benefits against the potential adverse effects on Tangata Whenua.</p> <p>□ Conclusion: The Section 32 Report concludes with recommendations for decision-makers, including whether the proposal should proceed, be amended, or declined based on its findings.</p> <p>Overall, the Section 32 Report on Tangata Whenua serves as a critical tool in the decision-making process by ensuring that the concerns and interests of Māori communities are taken into account when considering developments or policies that may affect their cultural, social, and economic well-being. It reflects New Zealand's commitment to honoring the Treaty of Waitangi and recognizing the importance of Māori perspectives in resource management and policy development.</p>				
S463.113	Waiaua Bay Farm Limited	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 <b>including</b>		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes



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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
					<del>are for the purpose of:</del> 1. Conferences. 2. Eating and dining facilities. 3. Gym and beauty-spa facilities. 4. <b>Tourism and hospitality including tours and events.</b> 5. Retail activities associated with golf, and other ancillary recreation, <b>visitor accommodation or the above activities.</b>			
FS91.12	Moana Kiff		Oppose	We support the original provision, KCZ-R4, as it has been in place to regulate commercial activities in the lodge sub zone of the kauri cliffs zone. The existing rule already allows a reasonable range of activities that aligns with the zones objectives. It is crucial to maintain the balance between enabling necessary commercial activities while preserving the unique character and environmental consideration of the area. Therefore, we recommend retaining the current provision to ensure responsible and sustainable development within the Lodge sub zone.	Disallow		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes
S463.114	Waiaua Bay Farm Limited	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 Infrastructure <del>real facilities</del> <b>are associated with the operation and maintenance of the Lodge or golfing, recreation, hospitality or visitor accommodation activities in</b>		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
					<b>the Lodge subzone the Lodge and associated accommodation.</b>			
<b>FS91.13</b>	Moana Kiff		Oppose	We support the original provision, WBF should provide further information to better understand their proposed alteration.	Disallow		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes
<b>S463.115</b>	Waiaua Bay Farm Limited	KCZ-R6	Not Stated	The amendment sought simplifies the permitted activities within the subzones.	<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 effects</p>		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
					are no more than minor <b>managed</b> c. the extent to which the proposal has been formulated to avoid, remedy or mitigate adverse effects, on any <b>significant</b> archaeological <b>values</b> resources or natural <b>indigenous</b> fauna;			
FS91.14	Moana Kiff		Oppose	Retain original provision. Golf courses require substantial amounts of water, straining local water resources and the harmful effects of pesticides herbicides and fertiliser which can harm the environment, needs to be carefully monitored.	Disallow		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes
S463.116	Waiaua Bay Farm Limited	KCZ-R7	Not Stated	It is appropriate to provide a permitted activity pathway for works associated with pedestrian access, as well as vehicle access. 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.	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 <b>and pedestrian access</b> , tracks and roads. Activity status where compliance not achieved with PER-1: Controlled Matters of control are limited to: <del>a. the size, height, bulk and siting of the structure in relation to existing buildings;</del> <del>b. the colour and reflectivity of the structure and the extent to which it integrates with existing buildings;</del> <del>c. the extent to which planting assists the</del>		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Officer recommendation	Relevant section of S42A Report
					integration of the structure into the environment; d. the location and design of associated vehicle access, manoeuvring and parking area; and e. the degree to which landscape will retain its open character and visual value.; and <del>f. the matters of discretion of any infringed standard.</del>		
<b>S463.117</b>	Waiaua Bay Farm Limited	KCZ-R8	Support	The WBF supports the continued provision for farming activities within the Golf Living subzone.	Retain Rule (inferred) KCZ-R8	Accept	Section 5.2.6 Key Issue 6: Rules and Advice Notes
<b>S463.118</b>	Waiaua Bay Farm Limited	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 <del>R7</del> <b>S4</b> Helicopter landing areas.	Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes
<b>S463.119</b>	Waiaua Bay Farm Limited	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 sub-sets of primary production that are not contemplated in the zone.	Amend the title of Rule KCZ-R16 as follows: KCZ-R16 Primary Production <del>(excluding farming mining and aquaculture)</del>	Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes

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FS91.15	Moana Kiff		Oppose	We support the original provision.	Disallow		Accept in part	Section 5.2.6 Key Issue 6: Rules and Advice Notes
S463.120	Waiaua Bay Farm Limited	KCZ-S1	Oppose	WBF opposes the 25 m <sup>2</sup> 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 larger than 25 m <sup>2</sup> 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.	Amend point 1. of Standard KCZ-S1 as it relates to the Kauri Cliffs zone:Lodge subzone as follows: 1. The maximum footprint of a new building or structure is <del>25</del> <b>350</b> m <sup>2</sup> .		Accept in part	Section 5.2.7 Key Issue 7: Standards
FS91.16	Moana Kiff		Oppose	Retain original provision. WBF argues that there is ample potential to manage effects of larger structures particularly on landscape values. For example The recent Resources application and building consent approved by FNDC, to allow WBF to construct a 300 plus m2 monstrosity within an ONL zone with the same 25m2 GFA rule, would indicate WBFs disregard for any negative environmental effects of larger structures in our pristine coastal environment.	Disallow		Accept in part	Section 5.2.7 Key Issue 7: Standards
S481.014	Puketotara Lodge Ltd	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	Insert the following as additional matters of discretion:  <ul style="list-style-type: none"> <li><b>Avoiding nuisance or damage to adjacent or downstream properties;</b></li> </ul>		Reject	Section 5.2.2 Key Issue 2: General submissions

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Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
				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,	<ul style="list-style-type: none"> <li><b>The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes;</b></li> <li><b>The extent to which the diversion and discharge mimics natural run-off patterns</b></li> </ul>			
<b>FS534.055</b>	Waiaua Bay Farm Limited		Oppose	limited development potential of the KCZ, and the Regional Plan regulation of discharges, the relief sought does not appear to relate to a resource management issue of any concern. Rule KCZ-S2 is limited to the land use effects (in terms of RMA s9(3)) of impermeable surface coverage in the Golf Playing Sub-Zone. Diversion and discharges requiring a resource consent are regulated under the Northland Regional Plan per RMA s15. It would be inappropriate to include these as assessment matters in KCZ-S2 of the Proposed District Plan.	Disallow	disallow the original submission	Accept	Section 5.2.2 Key Issue 2: General submissions
<b>S463.123</b>	Waiaua Bay Farm Limited	Kauri Cliffs	Oppose	WBF seeks amendment of the Proposed Plan maps for the reasons set out in this submission.	Amend the planning maps as set out in Annexure B to this submission with respect to:  The RPROZ, Kauri Cliffs Zone and its constituent subzones  The Piakoa wāhi tapu site.  Delete the mapping of ONC80.		Accept in part	Section 5.2.1 Key Issue 1: Rezoning the KCZ sub-zones
<b>S368.001</b>	Far North District Council	Kauri Cliffs Zone	Oppose	The 'Natural Heritage Environment' subzone has been incorrectly applied within the Kauri Cliffs zone. The 'Natural Heritage Environment' subzone needs to be removed and	Amend to rezone the 'Natural Heritage Environment' subzone within the Kauri Cliffs zone with the 'Natural Open Space' zone.		Reject	Section 5.2.1 Key Issue 1: Rezoning the KCZ sub-zones

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				replaced with the 'Natural Open Space' zone in accordance with the section 32 for the Kauri Cliffs zone.			
<b>FS534.060</b>	Waiaua Bay Farm Limited		Support in part	<p>Agree with the proposed amendment, subject to the amendments associated with the 'Natural Heritage Environment' sub-zone and 'Natural Open Space' zone recommended in WBFL's submission.</p> <p>Those amendments relate to how SUB-R1 (point S463.046), LIGHT-S1 (point S463.081) and NOISE-S1 (point S463.084) would be interpreted in the context of this particular area of proposed NOSZ, given its location in the middle of a larger landholding.</p>	Allow	Accept in part	Section 5.2.1 Key Issue 1: Rezoning the KCZ sub-zones