

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S454.134	Transpower New Zealand Ltd	General / Plan Content / Miscellaneous	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. 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, within these zones to support the activities that occur there.	Amend the provisions in the Hospital zone to ensure that critical infrastructure, such as transmission facilities, is provided for.		N/A – relief no longer being pursued
FS402.001	Te Whatu Ora - Health New Zealand		Support in part	Te Whatu Ora recognise the importance of critical electricity infrastructure to the efficient operation of hospitals, however seek that provisions ensure that the primary purpose of the Hospital Zone is protected and the operation of Hospitals are not compromised.	Allow in part	Seek provision detail as above	N/A – relief no longer being pursued
S516.014	Ngā Tai Ora - Public Health Northland	New Definition	Not Stated	Ngā Tai Ora seek to ensure that "healthcare facilities" and "hospitals" are appropriately enabled within the PDP to provide for the health and wellbeing of the Far North community. The definition of "Healthcare activity" specifically excludes "hospitals", of which is not defined, as such it is unclear whether or not the PDP provides for "hospitals".	Insert a definition for 'Hospital' as follows: Hospital means any regionally significant infrastructure that provides for the medical, surgical or psychiatric care, treatment and rehabilitation of persons.		Accept
S42.006	Te Whatu Ora - Health New Zealand, Te Tai Tokerau	New Definition	Not Stated	Clearly defining those activities that are permitted on the Hospital site within the definition of Hospital is considered to be clearer and more efficient than having a number of other permitted activities which must then be assessed as to whether or not they are "directly ancillary to the hospital".	Insert definition for Hospital Related Activities Hospital Related Activities means activities associated with the provision of medical, surgical or psychiatric care, treatment and rehabilitation of persons within a hospital, including: a. offices and administration facilities; b. pharmacies, food and beverage activities, bookstores, gift stores and florists; c. commercial services including banks and dry cleaners; d. ambulance facilities and first aid training facilities; e. conference facilities; f. helicopter facilities; g. hospices; h. hospital maintenance, operational and service facilities, including kitchens, storage facilities, waste processing and laundries;		Accept in part

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					<p>i. medical research and testing; j. mortuaries; k. rehabilitation and recreational facilities; l. training; and m. private specialist and general medical facilities, services and practices. o. Staff, patient and visitor accommodation; p. Emergency Services; and q. Care Centres h. Signage i. Lighting</p>		
FS184.2	Richard Milner		Support		Allow	Accept in part	
FS570.023	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
FS566.037	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
FS569.059	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
S42.005	Te Whatu Ora - Health New Zealand, Te Tai Tokerau	New Definition	Not Stated	Clearly defining those activities that are permitted on the Hospital site within the definition of Hospital is considered to be clearer and more efficient than having a number of other permitted activities which must then be assessed as to whether or not they are "directly ancillary to the hospital".	Insert definition of hospital as follows: <u>Hospital means any regionally significant infrastructure that provides for the medical, surgical or psychiatric care, treatment and rehabilitation of persons.</u>	Accept	
FS570.022	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject
FS566.036	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject
FS569.058	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject
S42.001	Te Whatu Ora - Health New Zealand, Te Tai Tokerau	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	Accepted	
FS570.018	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject

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FS566.032	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject
FS569.054	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject
S42.002	Te Whatu Ora - Health New Zealand, Te Tai Tokerau	Objectives	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.	Insert new objective HOSZ-O4 as follows: <u>Integration of associated 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.</u>		Reject
FS570.019	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS566.033	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS569.055	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
S300.006	Creative Northland	HOSZ-O1	Support	Creative Northland would like the council to consider creativity as an essential cognitive	Consider how Creative Northland could help the Hospitals support more creative outcomes?		Reject

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				<p>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.</p> <p>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.</p> <p>" It was stated in 2015, psychologist and art 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."</p>	<p>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 seeing the world around us and thinking diversely about outcomes to inspire wellbeing for all.</p>	
FS402.018	Te Whatu Ora - Health New Zealand		Oppose	The relief sought by Creative Northland is outside the scope of the RMA and should not be detailed within the District Plan.	Disallow Seek provision detail as above.	Accept
S42.003	Te Whatu Ora - Health New Zealand, Te Tai Tokerau	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	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.	Reject

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				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.			
FS570.020	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS566.034	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS569.056	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
S512.064	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

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FS402.019	Te Whatu Ora - Health New Zealand		Support	Te Whatu Ora support the amendments proposed to enable emergency service facilities to be exempt from setback distances and vehicle crossings. Emergency services particularly ambulance movements are essential for the efficient operation of health services.	Allow	Seek provision detail as above.	Reject
S555.005	Ngā Kaingamaha o Ngāti Hine Charitable Trust	Rules	Support in part	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. 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.	Amend the rules to provide for retirement villages as a restricted discretionary activity		Reject
FS402.020	Te Whatu Ora - Health New Zealand		Oppose	Te Whatu Ora do not support the relief sought to provide for retirement villages within the Hospital Zone, because the Hospital Zone has been located in limited locations and the efficient use of this land for hospital and ancillary activities are important. Furthermore, definitions recommended by Te Whatu Ora provide sufficient scope for elderly residential living and care.	Disallow in part	Seek provision detail as above.	Accept
S482.014	House Movers Section of New Zealand Heavy Haulage Association Inc	HOSZ-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	amend HOSZ-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		Accept

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				standards unless there is any specific overlay or control which applies e.g. historic heritage			
FS23.161	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
FS402.021	Te Whatu Ora - Health New Zealand		Oppose	Te Whatu Ora do not support the relief sought it is considered that the plan does not limit or exclude the relocation of buildings.	Disallow	Seek provision detail as above.	Reject
S42.004	Te Whatu Ora - Health New Zealand, Te Tai Tokerau	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		Accept in part
FS570.021	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part

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FS566.035	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
FS569.057	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
S214.013	Airbnb	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 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.		Reject
FS23.075	Des and Lorraine Morrison		Support	Support standardizing the number applying to permitted visitor accommodation activities across all zones. Taking a consistent approach	Allow	Allow relief sought.	Reject

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				will make it easier for the plan provisions to be applied and understood. The effects are not likely to differ significantly in residential zones			
FS402.022	Te Whatu Ora - Health New Zealand		Oppose	Te Whatu Ora do not support the relief sought to provide for visitor accommodation as a permitted activity within the Hospital Zone, because the Hospital Zone has been located in limited locations and the efficient use of this land for hospital and ancillary activities are important.	Disallow	Seek provision detail as above.	Accept
S42.008	Te Whatu Ora - Health New Zealand, Te Tai Tokerau	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		Accept
FS570.025	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS566.039	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS569.061	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
S42.009	Te Whatu Ora - Health New Zealand, Te Tai Tokerau	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 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.	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 an existing building or structure is 42 16 m above ground level.		Accept
FS570.026	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject
FS566.040	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject

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FS569.062	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow Disallow to the extent that the submission is inconsistent with our original submission	Reject
S431.195	John Andrew Riddell	HOSZ-S2	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.	Accept
FS402.023	Te Whatu Ora - Health New Zealand		Oppose	Te Whatu Ora seek to amend the height in relation to the boundary standard to provide to effective use of land within the Hospital Zone.	Disallow Seek provision detail as above.	Reject
S42.010	Te Whatu Ora - Health New Zealand, Te Tai Tokerau	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: 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 in height above the building envelope on any elevation. iii. Satellite dishes and aerials not exceeding 1m in height above the building envelope and/or diameter on any elevation. 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	Reject

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					of any building or structure where it exceeds the standard is 2.7m.		
FS570.027	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS566.041	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS569.063	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
S512.087	Fire and Emergency New Zealand	HOSZ-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		Reject
S42.011	Te Whatu Ora - Health New Zealand, Te Tai Tokerau	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 must be setback at least 40m 3m from all site boundaries.		Accept
FS570.028	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject
FS566.042	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject
FS569.064	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject