



Proposed Far North District Plan

Volume 2 - Summary of Decisions Requested

SUMMARY OF SUBMISSIONS

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
<p>Northland Federated Farmers of New Zealand (S421)</p>	<p>S421.003</p>	<p>Definitions</p>	<p>New Definition</p>	<p>Support</p>	<p>Off-stream farm water storage dams for stock and domestic water storage are commonplace on many farms. Farm quarries are also part of normal day to day farming operation. Activities such as these which support the main existing land use of farming and primary production should not have to apply for resource consent. Other district plans have made allowance for permitted farm quarries at a scale which is appropriate in the context of the wide-open spaces of the rural environment. The definition should encompass the activities listed below along with any related definitions that are required.</p> <ul style="list-style-type: none"> - The tilling or cultivation of soil for the establishment and maintenance of crops and pasture. - Harvesting of crops. - The planting and removal of trees. - Horticultural root ripping. - The digging of ofal pits. - Burying dead stock and plant waste - Digging post holes and drilling bores. - Installing and maintaining services such as water pipes and troughs. - Farm quarries where excavated material is not removed from the farm site. 	<p>Insert a definition for 'Ancillary rural earthworks' as follows:ANCILLARY RURAL EARTHWORKS means</p> <ul style="list-style-type: none"> • any earthworks or disturbance of soil associated with cultivation, land preparation (including the establishment of sediment and erosion control measures), for planting and growing operations of crops and pasture; • the harvesting of agricultural and horticultural crops (farming)and forests (forestry); and planting trees, removing trees and horticultural root ripping; • the maintenance and construction of facilities typically associated with farming and forestry activities. This

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						<p>includes (but is not limited to): farm/forestry tracks, roads, vehicle manoeuvring areas and landings, stock marshalling yards, stock races, silage pits, offal pits, farm effluent ponds, feeding pads, digging post holes, fencing and sediment control measures, drilling bores, the installation and maintenance of services such as water pipes and troughs, off-stream farm water storage dams, hard stand areas for stock, fertiliser storage pads, airstrips and helipads; and</p> <ul style="list-style-type: none"> • farm quarries where quarry winnings are only used within the farm site.
<p>Northland Federated Farmers of New Zealand (S421)</p>	<p>S421.007</p>	<p>Definitions</p>	<p>New Definition</p>	<p>Support</p>	<p>Federated Farmers supports the inclusion of a definition for land-based primary production. The National Policy Statement for Highly Productive Land came into force on 12 October 2022 and contains an appropriate definition for land-based</p>	<p>Insert a definition for 'Land-based primary production', as defined in the National Policy Statement for Highly Productive Land 2022</p>

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					primary production that can be used. The District Plan contains a definition for primary production which includes non-land-based activities as well as the initial processing of goods. The definition is not easy to understand or to work out what it is covered and what is not. Given that there is now national direction on how to address highly productive soils, it would be appropriate to use the definitions in the national policy statement to achieve consistency in the district plan.	
Northland Federated Farmers of New Zealand (S421)	S421.040	Definitions	New Definition	Support in part	Policy I-P7 uses the term 'Critical Electricity Lines' in clause (e). The term is not included in the interpretation chapter of the proposed district plan. The term is used throughout the infrastructure chapter (e.g., Rule 1-R13 below). It would be useful to have a definition for what the term means and what is encompassed by the term (e.g., are the National Grid lines considered to be critical electricity lines?)	Insert a definition for the term 'Critical Electricity Lines'
Northland Federated Farmers of New Zealand (S421)	S421.042	Definitions	New Definition	Support in part	The rule deals with new buildings or structures, and extensions to existing buildings or structures, and earthworks within 10m of a Critical Electricity Lines Overlay. As previously highlighted in our submission, the district plan does not contain a definition for 'critical electricity lines'. It is unclear what actually falls within the scope of being a critical electricity line. Given that the term is used throughout the district plan, it is necessary that the term is defined. The definition should explain what is meant by the term means as well as what is encompassed by the term (e.g., are the National Grid lines considered to be critical electricity lines?).	Insert a definition for 'Critical Electricity Line/s'
Northland Federated Farmers of New Zealand (S421)	S421.103	Definitions	New Definition	Support in part	Federated Farmer has concerns over performance standard RDIS-1 in rule HA-8 and its potential impacts on farm buildings. While supporting the restricted discretionary activity classification for new buildings or structures, we do not support the standard that requires the building or structure not to be visible from a	Insert a definition for 'public place'

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					public place. This requirement is particularly concerning as the term 'public place' has not been defined in the proposed district plan. Farm buildings need to be located where they are needed and where it is practical to do so. Council needs to include a definition for the term 'public place' into the proposed district plan. Once this is done, the Council needs to refine performance standard RDIS-1 so that it specifically states what types of public places are relevant for the standard. The standard should relate to public places such as reserves, footpaths and community hubs and specifically excludes public places such as roadsides which are currently captured under the rule.	
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.004	Definitions	New Definition	Not Stated	PHTTCCT consider that it is important to ensure that the PDP adequately provides for future transport infrastructure, including that which has been planned in the Long Term Plan, Far North District Council Integrated Transport Strategy or in any Council approved structure or spatial plan.	<ul style="list-style-type: none"> - Insert a new definition to capture future transport infrastructure, including that which has been planned in the LTP, Far North District Council Integrated Transport Strategy. - amend the PDP to insert all appropriate references to 'future transport infrastructure' throughout the plan to enable the provision of this infrastructure (including through ensuring that connectivity has been provided for at the time of subdivision and land use) as well as protecting these future networks from potential reverse sensitivity effects.
John Andrew Riddell (S431)	S431.157	Definitions	New Definition	Not Stated	Not stated	Insert a definition for 'internal boundary'
Ngawha Generation Limited (S432)	S432.003	Definitions	New Definition	Oppose	The term "light industrial activities" is utilised throughout the Light Industrial Zone, however there is no definition of what that is, only a definition of "industrial activities".	Amend to include a new a definition for light industrial activities that specifically includes "activities related to the construction, operation and maintenance of structures

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						associated with renewable electricity generation".
Ngawha Generation Limited (S432)	S432.004	Definitions	New Definition	Oppose	The term "heavy industrial activities" is utilised throughout the Light Industrial Zone Chapter, however there is no definition of what that is, only a definition of "industrial activities".	Amend to include a new definition for heavy industrial activities that clarifies what is captured in the term.
Northland Fish and Game Council (S436)	S436.003	Definitions	New Definition	Not Stated	The right to build, tag and use maimai is a fundamental part of duck hunting in New Zealand and managing this activity is a core function of NFGC. NFGC enforces the relevant legislation that regulates maimai use in the field (Wildlife Act, 1953, Wildlife Regulations 1955). A wide range of structures are used as maimai, including permanent and temporary structures. Such structures are accepted around much of New Zealand as a permitted activity. The maximum floor size for maimai (10m ²) is already controlled by the Building Act 2004 under s41(1)b and Schedule 1(3). Maimai need to be of adequate size to maintain safe shooting zones and not to compromise hunter safety.	Insert a definition for 'maimai' that is consistent with the Building Act, such definition being: Maimai - game bird hunting shelter structures
New Zealand Motor Caravan Association (S438)	S438.003	Definitions	New Definition	Oppose	The PDP does not include a specific definition for camping grounds, however camping grounds have been mentioned as an activity in various chapters and rules.	Insert new definition for 'Camping Ground' as follows: 'can be the same definition as Campground Regulation 1985 which means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation, by 2 or more families or parties (whether consisting of 1 or more persons) living independently

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						of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment; and includes any area of land used as a camping ground immediately before the commencement of these regulations.'
Kapiro Conservation Trust (S442)	S442.145	Definitions	New Definition	Support in part	There is no definition of indigenous vegetation.	Insert a definition for indigenous vegetation.
Kapiro Conservation Trust (S442)	S442.146	Definitions	New Definition	Support in part	There is no definition of suitably qualified and experienced ecologist.	Insert a definition for suitably qualified and experienced ecologist.
Kapiro Conservation Trust (S446)	S446.005	Definitions	New Definition	Not Stated	This is a term that is used often throughout the PDP but is not defined. The principal of integrated transportation networks is supported, and it considered useful to have this term defined to ensure that it is clear to plan users what is meant. The definition should include enforce the importance of connectivity, and multi modal transport options.	Insert a definition for integrated transport network
Pacific Eco-Logic (S451)	S451.001	Definitions	New Definition	Support in part	There is no definition of indigenous vegetation	Insert a definition for indigenous vegetation
Pacific Eco-Logic (S451)	S451.002	Definitions	New Definition	Support in part	There is no definition of suitably qualified and experienced ecologist	Insert a definition for suitably qualified and experienced ecologist
Transpower New Zealand Ltd (S454)	S454.012	Definitions	New Definition	Support	Transpower supports the inclusion of this definition in the FNPDP.	Insert a new definition (inferred) for REVERSE SENSITIVITY means the potential for the operation of

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						<p>an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by an existing activity.</p>
<p>Woolworths New Zealand Limited (S458)</p>	<p>S458.001</p>	<p>Definitions</p>	<p>New Definition</p>	<p>Support in part</p>	<p>The Proposed District Plan does not include a definition of supermarket or supermarket activity. It is considered that a specific definition for supermarket activity is needed to enable for the activities associated with the operation of supermarkets to be better provided for in the Mixed Urban Zone. This will also ensure consistency with many other second generation plans around the country.</p>	<p>Introduce a specific definition for 'supermarket activity' in the Definitions section and provide for this definition throughout the Proposed District Plan. A proposed definition of supermarket activity is: "Means activities associated with the operation of a retail shop selling a wide range of foodstuffs for consumption off-site, including but not limited to fresh produce, meat, fish and dairy; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; non-food grocery items and household goods including cooking, cleaning and washing products, kitchenwares and toiletries, where foodstuffs comprise more than 90 per cent of the total retail floor space."</p>

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Tracy and Kenneth Dalton (S479)	S479.002	Definitions	New Definition	Support	To assist with interpretation of the Papakāinga rules provided throughout the PDP.	Insert a new definition for Māori Cultural Activity as follows: " means activities undertaken by or associated with whanau, hapū or iwi that are in accordance with tikanga, including ceremonial, ritual, transferring marking areas or boundaries, or recreational activities. "
Top Energy Limited (S483)	S483.018	Definitions	New Definition	Not Stated	'Customer connection' is a term used in the Infrastructure Chapter (e.g. I-R2 New underground network utilities including customer connections) but is not defined. It is unclear to Top Energy what Council considers to comprise a 'customer connection' e.g., would it include a new transformer, and any new poles and cables required to connect to the grid? For certainty, Top Energy seeks that a definition for 'customer connection' be included in the Plan and suggests that the following components for connection are included: cabling, transformer and switch gear, poles, lines and pillars.	Insert definition for 'customer connection' as follows (or wording to the same effect): Means any electricity infrastructure required to connect customers including cabling, transformers and switch gear, poles lines and pillars
Top Energy Limited (S483)	S483.019	Definitions	New Definition	Not Stated	'GFA' is a term used in a number of the sensitive environment overlays to manage the degree of change of building and structures. However, the definition only applies to buildings with floors (as suggested by the name) and does not specify how it relates to a structure. In general, Top Energy considers 'footprint' to be a better term to use where the rule relates to structures, however 'footprint' (while used in some rules) is not defined in the Plan. For the purpose of consistency and clarity, Top Energy seeks that footprint be defined, and that all rules that include thresholds for structures utilise 'footprint' as a measurement instead of 'GFA', and that 'footprint' be defined.	Insert definition for 'footprint' as follows (or wording to the same effect): 'Means the ground area occupied by a structure' Where rules relate to structures and 'footprint' instead of GFA .

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Top Energy Limited (S483)	S483.020	Definitions	New Definition	Not Stated	Top Energy considers that there should be a definition for 'operational need' given the use of that term (including via amendments outlined in further submission points below) in other chapters. It suggests inclusion of the definition used in the National Planning Standards.	Insert a definition for 'operational need' as follows (or to the same effect): means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.
Top Energy Limited (S483)	S483.021	Definitions	New Definition	Not Stated	The term 'upgrading' is used throughout the PDP, in particular in the Infrastructure chapter. For the provision of Top Energy's infrastructure, this is a key term, and Top Energy would prefer the inclusion of a definition to avoid confusion and improve consistency in application, noting that the Whangārei District Plan and Draft Kaipara District Plan have definitions for 'Minor Upgrading'.	Insert a definition for 'upgrading' as follows (or to the same effect): means an increase in the capacity, efficiency or security of existing infrastructure.
Top Energy Limited (S483)	S483.022	Definitions	New Definition	Not Stated	In accordance with Top Energy's feedback on the Notable Trees chapter (see below), Top Energy consider that a definition of "emergency tree works" should be included in the DP consistent with the definition used in the Whangārei District Plan Notable Trees chapter.	Insert a new definition for 'emergency tree works' as follows: means the pruning or maintenance or removal of any tree or vegetation immediately necessary to avoid any actual and imminent threat to the safety of persons or of damage to property, or to maintain or restore power or telecommunications infrastructure.
Te Rūnanga o Whaingaroa (S486)	S486.033	Definitions	New Definition	Support	The term "sustainable carrying capacity" is not defined and its meaning will be uncertain and contestable. It is not obvious in objectives TSL-	Add a definition of "sustainable carrying capacity" used in

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					O4 and MPZ-O3 whether it is intended to constrain or enable development. The definition should reference the developable area of a site, nature of the locality (urban, rural, coastal or in an overlay) and infrastructure and services available.	objectives TSL-O4 and MPZ-O3
Radio New Zealand (S489)	S489.008	Definitions	New Definition	Support	The term 'reverse sensitivity' is widely used in the Proposed Plan. A definition of reverse sensitivity may help with the interpretation and application of plan provisions	Insert a definition for reverse sensitivity, considering the following: Reverse sensitivity means the effect on existing lawful activities from the introduction of new activities, or the intensification of existing activities in the same environment, that may lead to restrictions on existing lawful activities as a consequence of complaints.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.024	Definitions	New Definition	Support	The submitter identifies that the term "sustainable carrying capacity" is not defined and its meaning will be uncertain and contestable. It is not obvious in objectives TSL-O4 and MPZ-O3 whether it is intended to constrain or enable development. The definition should reference the developable area of a site, nature of the locality (urban, rural, coastal or in an overlay) and infrastructure and services available.	Insert a definition of the term "sustainable carrying capacity" as used in objectives TSL-O4 and MPZ-O3.
Mainfreight Limited (S509)	S509.001	Definitions	New Definition	Not Stated	While it is not clear, it appears that the limitation on building size has been included in order to 'exclude heavy industrial activities'. In this regard, there is no differentiation of, or definitions for, heavy and light industries within the FNPDP. In the opinion of the Submitter, 'heavy industry' is characterised by potential effects on the receiving environment, particularly with regard to discharge to air, land, and water. Heavy	insert new definition of "heavy industrial activities" specifying that such activities are those that are considered noxious, giving rise to significant discharges to air, land, or water, or similar to such effect

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					industrial activities are those that involve significant combustion, discharge of odour and/or particulate, outdoor stockpiling of aggregate and/or construction materials, and/or storage and use of significant quantities of hazardous substances. Building size is not reflective of the nature of industrial activity.	
Fire and Emergency New Zealand (S512)	S512.003	Definitions	New Definition	Not Stated	For clarity, emergency service training could benefit from a separate definition entry like has been done with 'Temporary military training activity' which is included as its own line item as well as being mentioned in the 'temporary activities' definition.	insert definition EMERGENCY SERVICE TRAINING ACTIVITY Means the training activities, operational support and other non-emergency activities undertaken by the New Zealand Police, Fire and Emergency New Zealand, and other emergency services
Ngā Tai Ora - Public Health Northland (S516)	S516.013	Definitions	New Definition	Not Stated	While the PDP includes activity-based rules which manage the establishment and operation of activities within zones and sites, the rules include activities that do not have definitions and there are various discrepancies between the activities and terms utilised within the zone and resource overlay chapters.	Amend the Plan to introduce nesting tables to clearly group activities into categories.
Ngā Tai Ora - Public Health Northland (S516)	S516.014	Definitions	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.
Ngā Tai Ora - Public Health Northland (S516)	S516.015	Definitions	New Definition	Not Stated	Ngā Tai Ora seek to ensure that "commercial activities related to food and beverage activities follow food hygiene regulations (preparation and storage). It is important that food and beverage activities are separately defined.	Insert a definition for 'Food and beverage activity' as follows: Food and Beverage Activity means activities where the primary business is selling food or beverages. Includes:

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						<ol style="list-style-type: none"> 1. restaurants and cafes; 2. food halls; and 3. takeaway food bars and bakeries. Excludes: <ol style="list-style-type: none"> 1. retail shops; and 2. grocery stores.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.005	Definitions	New Definition	Support in part	This is a term that is used often throughout the PDP but is not defined. The principal of integrated transportation networks is supported, and it considered useful to have this term defined to ensure that it is clear to plan users what is meant.	Insert a definition for 'Integrated transport network'.
Carbon Neutral NZ Trust (S529)	S529.070	Definitions	New Definition	Support in part	This is a term that is used often throughout the PDP but is not defined. The principal of integrated transportation networks is supported, and it considered useful to have this term defined to ensure that it is clear to plan users what is meant.	Insert a definition for 'Integrated transport network'.
Te Rūnanga o Te Rarawa (S571)	S571.003	Definitions	New Definition	Not Stated	Te Rūnanga o te Rarawa's submission that the term 'iwi/hapū environmental management plans' should be defined was accepted, but this has not been included in either the Tangata whenua section or the definitions section of the online version of the proposed plan.	Insert a definition for iwi/hapū environmental management plans in either the definitions section or the Tangata Whenua section of the plan and the outline their role/relevance in RMA decision making in the Tangata Whenua section.
Te Kawariki me Te Wānanga o Te Rangi Aniwaniwa (S573)	S573.005	Definitions	New Definition	Not Stated	A better definition of Maori ward councillors need to be included.	Insert a definition of 'Maori ward councillors' (inferred)

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Te Runanga o Ngai Takoto Trust (S390)	S390.024	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Kura Kaupapa, and the explanation a primary school operating under Māori custom and using Māori as the medium of instruction.	Insert into the Glossary the term Kura Kaupapa and explanation a primary school operating under Māori custom and using Māori as the medium of instruction.
Te Runanga o Ngai Takoto Trust (S390)	S390.025	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Mahinga Kai, and the explanation, a garden, cultivation or food gathering place.	Insert into the Glossary the term Mahinga Kai, and the explanation, a garden, cultivation or food gathering place.
Te Runanga o Ngai Takoto Trust (S390)	S390.026	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Maramataka, and the explanation the Māori lunar calendar.	Insert into the Glossary the term Maramataka, and the explanation the Māori lunar calendar.
Te Runanga o Ngai Takoto Trust (S390)	S390.027	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Mātauranga Māori, and the explanation, Māori customary knowledge, traditional knowledge or intergenerational knowledge.	Insert into the Glossary the term Mātauranga Māori, and the explanation, Māori customary knowledge, traditional knowledge or intergenerational knowledge.
Te Runanga o Ngai Takoto Trust (S390)	S390.028	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Te Mana o te Wai which refers to the vital importance of water. When managing freshwater, it ensures the health and well-being of the water is protected and human health needs are provided for before enabling other uses of water (See NPS-FW).	Insert into the Glossary the term Te Mana o te Wai and the explanation the vital importance of water. When managing freshwater, it ensures the health and well-being of the water is protected and human health needs are provided for before enabling other uses of water (See NPS-FW).
Te Runanga o Ngai Takoto Trust (S390)	S390.029	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Te Ao Māori, and the explanation the Māori worldview.	Insert into the Glossary the term Te Ao Māori, and the explanation the Māori worldview.
Te Runanga o Ngai Takoto Trust (S390)	S390.030	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Te Hauora o Te Koiora, and the explanation the health of indigenous biodiversity (See NPS-IB).	Insert into the Glossary the term Te Hauora o Te Koiora, and the explanation the health of indigenous biodiversity (See NPS-IB).
Te Runanga o Ngai Takoto Trust (S390)	S390.031	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Te Hauora o Te Taonga, and the explanation the health of species and ecosystems that are taonga (See NPS-IB).	Insert into the Glossary the term Te Hauora o Te Taonga, and the explanation the health of species and ecosystems that are taonga (See NPS-IB).

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Te Runanga o Ngai Takoto Trust (S390)	S390.032	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Te Hauora o Te Taiao, and the explanation the health of the wider environment (See NPS-IB).	Insert into the Glossary the term Te Hauora o Te Taiao, and the explanation the health of the wider environment (See NPS-IB).
Te Runanga o Ngai Takoto Trust (S390)	S390.033	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Te Hauora o Te Tāngata, and the explanation the health of the people (See NPS-IB).	Insert into the Glossary the term Te Hauora o Te Tāngata, and the explanation the health of the people (See NPS-IB).
Te Runanga o Ngai Takoto Trust (S390)	S390.034	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Tirotiro a ta Rongo, and the explanation an environmental curriculum being developed at Kura Kaupapa.	Insert into the Glossary the term Tirotiro a ta Rongo, and the explanation an environmental curriculum being developed at Kura Kaupapa.
Te Runanga o Ngai Takoto Trust (S390)	S390.035	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Whare Wānanga, and the explanation a university or place of higher learning - traditionally, it was where tohunga taught their people's knowledge of history, genealogy, environmental and religious practices.	Insert into the Glossary the term Whare Wānanga, and the explanation a university or place of higher learning - traditionally, it was where tohunga taught their people's knowledge of history, genealogy, environmental and religious practices.
Te Rūnanga o Whaingaroa (S486)	S486.034	Glossary	New Māori term	Support	Not stated	Insert a definition of 'Kura Kaupapa' in the glossary as follows: Means a primary school operating under Māori custom and using Māori as the medium of instruction.
Te Rūnanga o Whaingaroa (S486)	S486.035	Glossary	New Māori term	Support	Not stated	Insert a definition of 'Mahinga Kai' in the glossary as follows: Means a garden, cultivation or food gathering place.
Te Rūnanga o Whaingaroa (S486)	S486.036	Glossary	New Māori term	Support	Not stated	Insert a definition of 'Maramataka' in the glossary as follows: Means the Māori lunar calendar.

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Te Rūnanga o Whaingaroa (S486)	S486.037	Glossary	New Māori term	Support	Not stated	Insert a definition of 'Mātauranga Māori' in the glossary as follows: Means Māori customary knowledge, traditional knowledge or intergenerational knowledge.
Te Rūnanga o Whaingaroa (S486)	S486.038	Glossary	New Māori term	Support	Not stated	Insert a definition of 'Te Mana o Te Wai' in the glossary as follows: Te Mana o te Wai refers to the vital importance of water. When managing freshwater, it ensures the health and well-being of the water is protected and human health needs are provided for before enabling other uses of water (See NPS-FW).
Te Rūnanga o Whaingaroa (S486)	S486.039	Glossary	New Māori term	Support	Not stated	Insert a definition of 'Te Ao Māori' in the glossary as follows: Means the Māori worldview.
Te Rūnanga o Whaingaroa (S486)	S486.040	Glossary	New Māori term	Support	Not stated	Insert a definition of 'Te Hauora o Te Koiora' in the glossary as follows: Means the health of indigenous biodiversity (See

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						NPS-IB).
Te Rūnanga o Whaingaroa (S486)	S486.041	Glossary	New Māori term	Support	Not stated	Insert a definition of 'Te Hauora o Te Taonga' in the glossary as follows: Means the health of species and ecosystems that are taonga (See NPS-IB).
Te Rūnanga o Whaingaroa (S486)	S486.042	Glossary	New Māori term	Support	Not stated	Insert a definition of 'Te Hauora o Te Taiao' in the glossary as follows: Means the health of the wider environment (See NPS-IB).
Te Rūnanga o Whaingaroa (S486)	S486.043	Glossary	New Māori term	Support	Not stated	Insert a definition of 'Te Hauora o Te Tāngata' in the glossary as follows: Means the health of the people (See NPS-IB).
Te Rūnanga o Whaingaroa (S486)	S486.044	Glossary	New Māori term	Support	Not stated	Insert a definition of 'Tiroiro a ta Rongo' in the glossary as follows: An environmental curriculum being developed at Kura Kaupapa.
Te Rūnanga o Whaingaroa (S486)	S486.045	Glossary	New Māori term	Support	Not stated	Insert a definition of 'Whare Wānanga' in the glossary as follows: Means a university or place of higher learning - traditionally, it was where tohunga taught

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						their people's knowledge of history, genealogy, environmental and religious practices.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.025	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Kura Kaupapa, and the explanation a primary school operating under Māori custom and using Māori as the medium of instruction.	insert into the glossary the term kura kaupapa and explanation a primary school operating under māori custom and using māori as the medium of instruction.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.026	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Mahinga Kai, and the explanation, a garden, cultivation or food gathering place.	Insert into the Glossary the term Mahinga Kai, and the explanation, a garden, cultivation or food gathering place.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.027	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Maramataka, and the explanation the Māori lunar calendar.	Insert into the Glossary the term Maramataka, and the explanation the Māori lunar calendar.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.028	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Mātauranga Māori, and the explanation, Māori customary knowledge, traditional knowledge or intergenerational knowledge.	Insert into the Glossary the term Mātauranga Māori, and the explanation, Māori customary knowledge, traditional knowledge or intergenerational knowledge.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.029	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Te Mana o te Wai which refers to the vital importance of water. When managing freshwater, it ensures the health and well-being of the water is protected and human health needs are provided for before enabling other uses of water (See NPS-FW).	Insert into the Glossary the term Te Mana o te Wai and the explanation the vital importance of water. When managing freshwater, it ensures the health and well-being of the water is protected and human health needs are provided for before enabling other uses of water (See NPS-FW).

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.030	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Te Ao Māori, and the explanation the Māori worldview.	Insert into the Glossary the term Te Ao Māori, and the explanation the Māori worldview.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.031	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Te Hauora o Te Koiora, and the explanation the health of indigenous biodiversity (See NPS-IB).	Insert into the Glossary the term Te Hauora o Te Koiora, and the explanation the health of indigenous biodiversity (See NPS-IB).
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.032	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Te Hauora o Te Taonga, and the explanation the health of species and ecosystems that are taonga (See NPS-IB).	Insert into the Glossary the term Te Hauora o Te Taonga, and the explanation the health of species and ecosystems that are taonga (See NPS-IB).
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.033	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Te Hauora o Te Taiao, and the explanation the health of the wider environment (See NPS-IB).	Insert into the Glossary the term Te Hauora o Te Taiao, and the explanation the health of the wider environment (See NPS-IB).
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.034	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Te Hauora o Te Tāngata, and the explanation the health of the people (See NPS-IB).	Insert into the Glossary the term Te Hauora o Te Tāngata, and the explanation the health of the people (See NPS-IB).
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.035	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Tirotiro a ta Rongo, and the explanation an environmental curriculum being developed at Kura Kaupapa.	Insert into the Glossary the term Tirotiro a ta Rongo, and the explanation an environmental curriculum being developed at Kura Kaupapa.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.036	Glossary	New Māori term	Support	The submitter considers that the Glossary should include the term Whare Wānanga, and the explanation a university or place of higher learning - traditionally, it was where tohunga taught their people's knowledge of history, genealogy, environmental and religious practices.	Insert into the Glossary the term Whare Wānanga, and the explanation a university or place of higher learning - traditionally, it was where tohunga taught their people's knowledge of history, genealogy, environmental and religious practices.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.018	Glossary	AWA	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.019	Glossary	HAPŪ	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.020	Glossary	IWI	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.021	Glossary	KAITIAKI and KAITIAKIT ANGA	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.022	Glossary	KŌHANGA REO	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.023	Glossary	KORURU	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.024	Glossary	MARAE	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Haititaimaran gai Marae Kaitiaki Trust (S394)	S394.059	Glossary	MARAE	Support in part	Provisions of the Proposed Plan refer to cultural impact assessments or consultation with 'marae'. Some marae are new and they are not established in accord with tikanga. It is important that plan users area aware that not all marae are capable of undertaking meaningful engagement or producing a cultural impact assessment, in order to avoid offending Part 2 RMA tangata whenua provisions.	Amend the glossary definition of 'Marae' as follows: Complex of buildings, established in accord with tikanga , which provide the focal point for social, cultural, and economic activity for Māori and the wider community.
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.025	Glossary	MATAURA NGA MAORI	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha	S389.026	Glossary	MAUNGA	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
and Hirini Tane (S389)						
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.027	Glossary	PĀ	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.028	Glossary	POU HAKI	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.029	Glossary	RARANGA	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.030	Glossary	REPO	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.031	Glossary	RONGOA	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)

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Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.032	Glossary	ROTO	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.033	Glossary	TANGATA WHENUA	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred).
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.034	Glossary	TAONGA	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.035	Glossary	TAURANG A WAKA	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.036	Glossary	TIKANGA	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)

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Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.037	Glossary	TUPUNA	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.038	Glossary	URUPĀ	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.039	Glossary	WĀHI TAPU	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.040	Glossary	WĀHI TŪPUNA	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.041	Glossary	WAKA AMA	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.042	Glossary	WHAKAIR O	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.043	Glossary	WHARE KARAKIA	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.044	Glossary	WHENUA	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer advice on the Māori words in the Glossary as used in the Proposed Plan	Amend to have regard to advice of tangata whenua (inferred)
Ngati Rangi ki Ngawha Hapu (S304)	S304.004	National Environmental Standards	National Environmental Standards	Support	Ngāti Rangi as tāngata whenua, have customary rights and responsibilities associated with freshwater resources in the region, as expressed through the exercise of mana whenua, rangatiratanga, kaitiakitanga, and manaakitanga, and as guaranteed by Te Tiriti o Waitangi. Ensuring that freshwater management recognises and provides for these rights and interests is critical to enabling tāngata whenua to protect water as a taonga for future generations. The RMA recognises the relationship of Māori to freshwater as a matter of national importance. Our rivers, groundwater, lakes, and wetlands have provided our people with food, spiritual nourishment, cleansing, modes of transport, and communication as well as medicinal, building, and weaving materials. Water is a sensitive and complex taonga that	Amend to ensure consistency with 2.4.1.1 of Ngati Rangi's Hapu Environmental Management Plan: that consenting authorities will not grant consents for activities that involve a risk of contaminants entering soil. Consenting authorities will not grant consents for horticultural activities (including vegetable washing) where that consent allows discharges (diffuse or otherwise) of nutrients, agrichemicals, or sediment to local water bodies (including groundwater)

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Ngāti Rangī has a duty to respect, protect, and restore. Our mana whakahaere is balanced by the inherent responsibilities that come as guardians of our water bodies. This places the expectation that each generation leaves our water bodies in a healthy and balanced state for future generations (refer to sections 4.2, 4.2.1, 4.2.2, 4.2.3 and 2.4.1.1 of Hapu Environmental Management Plan)	
Ngati Rangī ki Ngawha (S515)	S515.009	National Environmental Standards	National Environmental Standards	Support	Ngāti Rangī as tāngata whenua, have customary rights and responsibilities associated with freshwater resources in the region, as expressed through the exercise of mana whenua, rangatiratanga, kaitiakitanga, and manaakitanga, and as guaranteed by Te Tiriti o Waitangi. Ensuring that freshwater management recognises and provides for these rights and interests is critical to enabling tāngata whenua to protect water as a taonga for future generations. The RMA recognises the relationship of Māori to freshwater as a matter of national importance. Our rivers, groundwater, lakes, and wetlands have provided our people with food, spiritual nourishment, cleansing, modes of transport, and communication as well as medicinal, building, and weaving materials. Water is a sensitive and complex taonga that Ngāti Rangī has a duty to respect, protect, and restore. Our mana whakahaere is balanced by the inherent responsibilities that come as guardians of our water bodies. This places the expectation that each generation leaves our water bodies in a healthy and balanced state for future generations (refer to sections 4.2, 4.2.1, 4.2.2, 4.2.3 and 2.4.1.1 of Hapu Environmental Management Plan)	Amend to ensure consistency with 2.4.1.1 of Ngati Rangī's Hapu Environmental Management Plan: that consenting authorities will not grant consents for activities that involve a risk of contaminants entering soil. Consenting authorities will not grant consents for horticultural activities (including vegetable washing) where that consent allows discharges (diffuse or otherwise) of nutrients, agrichemicals, or sediment to local water bodies (including groundwater)
Te Runanga o Ngai Takoto Trust (S390)	S390.042	Tangata Whenua	Overview	Support	The submitter recognises and agrees with Council, that Te Tai Tokerau is a culturally unique district and as such, needs to be reflected throughout the District Plan, planning instruments, processes and frameworks.	Retain the first sentence of the Tāngata Whenua Overview.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Hiku Iwi Development Trust (S399)	S399.008	Tangata Whenua	Overview	Not Stated	Connection to the land and to nature has been shown to improve mental and physical wellbeing. That is especially true for tangata whenua for whom place forms an integral part of their identity as Māori. Therefore, decisions affecting land use are of vital importance to Māori. We are concerned that the overview does not fully encapsulate the special connection between tangata whenua and the whenua.	Insert an additional paragraph as follows: The Council acknowledges that for Māori, whenua is a key part of their identity and the health of the land and natural environment is strongly connected to the mental health and overall wellbeing of tangata whenua.
Te Rūnanga o Whaingaroa (S486)	S486.055	Tangata Whenua	Overview	Support	Te Rūnanga o Whaingaroa recognise and agrees with Council, that Te Tai Tokerau is a culturally unique district and as such, needs to be reflected throughout the District Plan, planning instruments, processes and frameworks.	Retain the first sentence of the Tāngata Whenua Overview.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.043	Tangata Whenua	Overview	Support	The submitter recognises and agrees with Council, that Te Tai Tokerau is a culturally unique district and as such, needs to be reflected throughout the District Plan, planning instruments, processes and frameworks.	Retain the first sentence of the Tāngata Whenua Overview.
Fire and Emergency New Zealand (S512)	S512.008	Tangata Whenua	Overview	Support	Fire and Emergency broadly support matters that provide for Tangata Whenua to exercise rangatiratanga. In addition, Fire and Emergency welcome any opportunity to be involved in conversations on maintaining the life sustaining abilities of the district's natural and physical resources, in particular water.	retain
Te Rūnanga o Te Rarawa (S571)	S571.006	Tangata Whenua	Overview	Not Stated	Connection to the land and to nature has been shown to improve mental and physical wellbeing. That is especially true for tangata whenua for whom place forms an integral part of their identity as Māori. Therefore, decisions affecting land use are of vital importance to Māori. We are concerned that the overview does not fully encapsulate the special connection between tangata whenua and the whenua.	Insert an additional paragraph be inserted as paragraph 3 as follows: The Council acknowledges that for Māori, whenua is a key part of their identity, and the health of the land and natural environment is strongly connected to the mental health and overall

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						wellbeing of tangata whenua.
Summit Forests New Zealand Limited (S148)	S148.010	Tangata Whenua	Objectives	Support	A significant proportion of the forests we own and manage are on Māori owned lands and we are committed to protecting any resource and tenure rights of the tangata whenua of the lands on which we operate. SFNZ supports the intent of the objectives and policies of this section of the Plan	Retain the Objectives in the Tangata Whenua section
Te Runanga o Ngai Takoto Trust (S390)	S390.003	Tangata Whenua	Objectives	Oppose	The submitter considers that Plan provisions mention tāngata whenua engagement through various means but the triggers for engagement are unclear and a consistent approach throughout the plan would be valuable.	Amend the plan to clarify the triggers for tāngata whenua engagement and involvement in decision-making.
Te Runanga o Ngai Takoto Trust (S390)	S390.043	Tangata Whenua	Objectives	Support	The submitter considers that in order to sustainably manage our natural and physical resources we need to be more open to other perspectives and knowledge systems. Working with iwi and hapū to utilise mātauranga Māori (which includes maramataka) will help make informed decisions.	Insert a new objectives and policies to recognise and provide for the concepts of Te Ao Māori (or the Māori worldview) and maramataka to apply to resource management decision-making.
Haitaitamaran gai Marae Kaitiaki Trust (S394)	S394.002	Tangata Whenua	Objectives	Support in part	Te Tiriti o Waitangi principles must be accounted for at all stages of planning processes. Partnership is one of many principles. Te Tiriti o Waitangi principles of active protection of hapū autonomy and the relationship tangata whenua have with their ancestral taonga are highly relevant to RMA processes.	Insert new objective as follows: The principles of Te Tiriti o Waitangi are recognised and accounted for in all resource management processes
Transpower New Zealand Ltd (S454)	S454.023	Tangata Whenua	Objectives	Support	Transpower generally support the objectives in the Tangata Whenua section of the FNPDP.	Retain the Tangata Whenua objectives of the FNPDP.
Tracy and Kenneth Dalton (S479)	S479.003	Tangata Whenua	Objectives	Support	We support the intentions of the objectives proposed in the Tangata Whenua Chapter.	Retain as notified.
Te Rūnanga o Whaingaroa (S486)	S486.011	Tangata Whenua	Objectives	Support	The wider consideration and application of maramataka is enabling kaitiaki to be more effective in resource management decision-making.	Insert objectives and policies to recognise and provide for Te Ao Māori concepts including, but not limited to, maramataka and tiroiro a ta rongo, to enable kaitiaki to be more effective and to apply these

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						systems to resource management decision-making.
Te Rūnanga o Whaingaroa (S486)	S486.056	Tangata Whenua	Objectives	Support	In order to sustainably manage our natural and physical resources we need to be more open to other perspectives and knowledge systems. Working with iwi and hapū utilising mātauranga Māori (which includes maramataka) will help make informed decisions.	Insert objectives and policies to recognise and provide for the concepts of Te Ao Māori (or the Māori worldview) and maramataka to apply to resource management decision-making.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.003	Tangata Whenua	Objectives	Oppose	The submitter considers that Plan provisions mention tāngata whenua engagement through various means but the triggers for engagement are unclear and a consistent approach throughout the plan would be valuable.	Amend the plan to clarify the triggers for tāngata whenua engagement and involvement in decision-making.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.044	Tangata Whenua	Objectives	Support	The submitter considers that in order to sustainably manage our natural and physical resources we need to be more open to other perspectives and knowledge systems. Working with iwi and hapū to utilise mātauranga Māori (which includes maramataka) will help make informed decisions.	Insert a new objectives and policies to recognise and provide for the concepts of Te Ao Māori (or the Māori worldview) and maramataka to apply to resource management decision-making.
Kāinga Ora Homes and Communities (S561)	S561.010	Tangata Whenua	Objectives	Support	Kāinga Ora support this chapter in its entirety as it reflects the significant role tangata whenua have in resource management in the Far North. In particular, Kāinga Ora support objective TW-05 as this recognises that the ability to use Māori land will remove some of the barriers to Māori housing aspirations and economic activity.	Retain Objectives TW-01 to TW-05 as notified
Te Aupōuri Commercial Development Ltd (S339)	S339.005	Tangata Whenua	TW-01	Support	TACDL supports the intentions of the objectives proposed in the Tangata Whenua Chapter	Retain Objective TW-01
Wakaiti Dalton (S355)	S355.004	Tangata Whenua	TW-01	Support	We support the intentions of the objectives proposed in the Tangata Whenua Chapter	retain TW-01
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha	S389.001	Tangata Whenua	TW-01	Support in part	The wording needs to be stronger still regarding the commitment of the Council to Māori in Tiriti terms, specifically rangatiratanga, and giving effect to its protection as envisaged by Article Two. The current wording is too open and broad. It can therefore be left to vague interpretation as to what partnership is, as well as debate or a	Amend Objective TW-01 as follows: Tangata Whenua and Council have a strong, high trust and enduring partnership based on the principles of Te Tiriti o

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and Hirini Tane (S389)					lack of clarity on what principles are. Principles are a Crown approach to interpreting the Treaty of Waitangi. They are not kāinga or a hapū/iwi approach to interpreting Te Tiriti. A hapū/iwi/kāinga approach is one that begins with understanding, protecting, maintaining and expressing rangatiratanga.	Waitangi/The Treaty of Waitangi and give effect to Te Tiriti o Waitangi/The Treaty of Waitangi, in particular protecting and enhancing rangatiratanga in relation to kāinga, whenua and taonga.
Te Runanga o Ngai Takoto Trust (S390)	S390.044	Tangata Whenua	TW-O1	Oppose	The submitter opposes objective TW-O1 and considers that Te Tiriti o Waitangi and He Whakaputanga, recognise and uphold hapū rangatiratanga and support the establishment of relationship agreements as a means to building effective, high trust and enduring relationships. As noted in the submission on SRMI 1, issues prove that there is difficulty in establishing partnerships if you do not have a strong and principled relationship.	Amend objective TW-O1 to ensure that hapū rangatiratanga is sought and change the word 'partnerships' to relationships.
Te Runanga o Ngai Takoto Trust (S390)	S390.045	Tangata Whenua	TW-O1	Support	The submitter considers that objective TW-O1 identifies that establishing enduring agreements is one of the objectives that Council proposes in order to meet its statutory obligations. However, within a plan that sets rules and regulations, it may be somewhat problematic. Clarity is sought on how the Council intends to deliver on this objective.	Amend objective TW-O1 to clarify how Council intends to fulfil this through the PDP to meet the expectations of resource management and oversight for the submitter.
Te Rūnanga o Whaingaroa (S486)	S486.058	Tangata Whenua	TW-O1	Oppose	Amend Objective TW-O1 to make clear that hapū rangatiratanga is sought and change the word 'partnerships' to relationships.	In recognition of Te Tiriti o Waitangi and He Whakaputanga, Te Rūnanga o Whaingaroa maintains to uphold hapū rangatiratanga and will support the establishment of relationship agreements as a means to building effective, high trust and enduring relationships the priority. As noted in SRMI 1, issues prove that there is difficulty in establishing partnerships if you do not have a strong and principled

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						relationship.
Te Rūnanga o Whaingaroa (S486)	S486.059	Tangata Whenua	TW-01	Support	Te Rūnanga o Whaingaroa notes that establishing enduring agreements is one of the objectives that Council proposes in order to meet its statutory obligations. However, within a plan that sets rules and regulations, it may be somewhat problematic. We seek clarity on how the Council intends to deliver on this objective.	Retain Objective TW-01 to clarify how Council intends to fulfil this through the PDP to meet the expectations of resource management and oversight for Te Rūnanga o Whaingaroa.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.045	Tangata Whenua	TW-01	Oppose	The submitter opposes objective TW-01 and considers that Te Tiriti o Waitangi and He Whakaputanga, recognise and uphold hapū rangatiratanga and support the establishment of relationship agreements as a means to building effective, high trust and enduring relationships. As noted in the submission on SRMI 1, issues prove that there is difficulty in establishing partnerships if you do not have a strong and principled relationship.	Amend objective TW-01 to ensure that hapū rangatiratanga is sought and change the word 'partnerships' to relationships.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.046	Tangata Whenua	TW-01	Support	The submitter considers that objective TW-01 identifies that establishing enduring agreements is one of the objectives that Council proposes in order to meet its statutory obligations. However, within a plan that sets rules and regulations, it may be somewhat problematic. Clarity is sought on how the Council intends to deliver on this objective.	Amend objective TW-01 to clarify how Council intends to fulfil this through the PDP to meet the expectations of resource management and oversight for the submitter.
Te Aupōuri Commercial Development Ltd (S339)	S339.006	Tangata Whenua	TW-02	Support	TACDL supports the intentions of the objectives proposed in the Tangata Whenua Chapter	Retain Objective TW-02
Wakaiti Dalton (S355)	S355.005	Tangata Whenua	TW-02	Support	We support the intentions of the objectives proposed in the Tangata Whenua Chapter	retain-TW-02
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.002	Tangata Whenua	TW-02	Support in part	This clause needs tightening towards the goals of hapū/iwi (tangata whenua) in resource management. Providing opportunities to tangata whenua to participate as kaitiaki does not correlate to good outcomes if they do not take up the opportunities (through no fault of their own, perhaps due to capacity or resource limitations). The issue then, is to identify how to support them to participate and secondly	Amend Objective TW-02 as follows: In recognition of Tangata whenua as kaitiaki, the Council will support them to implement their goals and aspirations are provided with opportunities to actively

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					corresponding to that, is to identify their goals and aspirations. If the Objective is left as is, it is likely to fail in its overall intent.	participate as kaitiaki in resource management processes.
Te Runanga o Ngai Takoto Trust (S390)	S390.001	Tangata Whenua	TW-O2	Oppose	The submitter considers that while objective TW-O2 mentions tāngata whenua involvement in resource management processes it needs to provide for tāngata whenua to be involved directly in decision-making, for example through representation on: - Councils resource management forum (where applicable); and-Hearing panelsThe PDP should also provide (as a non-regulatory method) for Council to help build the capacity of iwi and hapū to participate, for example by funding individuals to complete the "Making Good Decisions" training for hearings commissioners.	Amend objective TW-O2 to strengthen and clarify the opportunities for tāngata whenua involvement in resource management processes, including through funding.
Te Runanga o Ngai Takoto Trust (S390)	S390.007	Tangata Whenua	TW-O2	Support in part	The submitter considers that policy TW-P2 should include the wider consideration and application of maramataka is enabling kaitiaki to be more effective in resource management decision-making.	Amend policy TW-P2 to recognise and provide for Te Ao Māori concepts including, but not limited to, maramataka and tirotiro a ta rongo, to enable kaitiaki to be more effective and to apply these systems to resource management decision-making.
Te Runanga o Ngai Takoto Trust (S390)	S390.046	Tangata Whenua	TW-O2	Oppose	The submitter opposes objective TW-O2 and would like clarity on the types of opportunities available to tāngata whenua to actively participate in resource management processes. Provisions are limited in scope and it is well known that tāngata whenua consistently struggle to have their cultural values, mātauranga and worldview validated and recognised through the resource management processes.	Amend objective TW-O2 to clarify the types of opportunities available to tāngata whenua to actively participate in resource management processes.
Haititaimarangi Marae Kaitiaki Trust (S394)	S394.003	Tangata Whenua	TW-O2	Support in part	Cultural considerations are broader than the role of tangata whenua as kaitiaki under Part 2 RMA. The culture, traditions and relationships that tangata whenua have with their ancestral lands, waters and other taonga must be recognised and provided for in RMA processes.	Amend Objective TW-O2 as follows: Tangata whenua tikanga and ancestral relationships are recognised and provided for,

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						and they are provided with opportunities to actively participate as kaitiaki in resource management processes.
Te Hiku Iwi Development Trust (S399)	S399.009	Tangata Whenua	TW-02	Support in part	We support the intent and objectives of TW-01 - TW-05, but are concerned that TW-02 fails to recognise:a) that participating in resource management processes comes at a cost to iwi/hapū, many of whom do not have the capacity to bear that cost.b) That participation in resource management processes can occur at all levels from submissions to decision making.	Amend Objective TW-02 as follows: Tangata whenua are provided with opportunities and enabled to actively participate as kaitiaki in resource management processes
Te Rūnanga o Whaingaroa (S486)	S486.060	Tangata Whenua	TW-02	Oppose	Te Rūnanga o Whaingaroa would like clarity on the types of opportunities available to tāngata whenua to actively participate in resource management processes. Provisions are limited in scope and it is well known that tāngata whenua consistently struggle to have their cultural values, mātauranga and worldview validated and recognised through the resource management processes.	Amend Objective TW-02 to clarify the types of opportunities available to tāngata whenua to actively participate in resource management processes.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.001	Tangata Whenua	TW-02	Oppose	The submitter considers that while objective TW-02 mentions tāngata whenua involvement in resource management processes it needs to provide for tāngata whenua to be involved directly in decision-making, for example through representation on: Councils resource management forum (where applicable); and hearing panels. The PDP should also provide (as a non-regulatory method) for Council to help build the capacity of iwi and hapū to participate, for example by funding individuals to complete the "Making Good Decisions" training for hearings commissioners.	Amend objective TW-02 to strengthen and clarify the opportunities for tāngata whenua involvement in resource management processes, including through funding.

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Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.047	Tangata Whenua	TW-O2	Oppose	The submitter opposes objective TW-O2 and would like clarity on the types of opportunities available to tāngata whenua to actively participate in resource management processes. Provisions are limited in scope and it is well known that tāngata whenua consistently struggle to have their cultural values, mātauranga and worldview validated and recognised through the resource management processes.	Amend objective TW-O2 to clarify the types of opportunities available to tāngata whenua to actively participate in resource management processes.
Te Aupōuri Commercial Development Ltd (S339)	S339.007	Tangata Whenua	TW-O3	Support	TACDL supports the intentions of the objectives proposed in the Tangata Whenua Chapter	Retain Objective TW-O3
Wakaiti Dalton (S355)	S355.006	Tangata Whenua	TW-O3	Support	We support the intentions of the objectives proposed in the Tangata Whenua Chapter.	retain TW-O3
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.003	Tangata Whenua	TW-O3	Support in part	We ask that the qualifier 'well' be added to make it clear that sites and areas of significance are to be proactively managed. Managed by and of itself does not otherwise equate to good outcomes. We have also added 'alongside tangata whenua' as distinguished from hapū or iwi to denote tangata whenua who have mana whenua and therefore kaitiakitanga duties to fulfil. It is important that any sites and areas of significance to them are managed with them. Where other hapū or iwi have historic association, it is also important that their kōrero be acknowledged, but this is done under the 'maru' or the shelter and mantle of those with primary responsibility to look after those places, i.e., the tangata whenua	Amend Objective TW-O3 as follows: Historic heritage, which includes sites and areas of significance to Māori and cultural resources, is are well managed alongside tangata whenua to ensure its long-term protection for future generations.
Te Runanga o Ngai Takoto Trust (S390)	S390.047	Tangata Whenua	TW-O3	Oppose	The submitter opposes TW-O3 and considers that Heritage does not just need protection, but in some cases should be celebrated and accessible to tāngata whenua. Access is a common difficulty when the heritage item is on private land. This could be addressed by creating a right of way, when such land is subdivided. (Supporting policy submitted under HH-P15 historic heritage.)	Amend objective TW-O3 by adding the words as follows: Historic Heritage, which includes sites and areas of significance to Māori and cultural resources, is managed to ensure its long-term protection for future generations, and where appropriate, celebrated and accessible to tāngata whenua.

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Te Rūnanga o Whaingaroa (S486)	S486.061	Tangata Whenua	TW-O3	Oppose	Heritage does not just need protection, but in some cases should be celebrated and accessible to tāngata whenua. Access is a common difficulty when the heritage item is on private land. This could be addressed by creating a right of way, when such land is subdivided. (Supporting policy submitted under HH-P15 historic heritage.)	Amend Objective TW-O3 by adding the words as follows: Historic heritage, which includes sites and areas of significance to Māori and cultural resources, is managed to ensure its long-term protection for future generations, and where appropriate, celebrated and accessible to tāngata whenua" ..
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.048	Tangata Whenua	TW-O3	Oppose	The submitter opposes TW-O3 and considers that Heritage does not just need protection, but in some cases should be celebrated and accessible to tāngata whenua. Access is a common difficulty when the heritage item is on private land. This could be addressed by creating a right of way, when such land is subdivided. (Supporting policy submitted under HH-P15 historic heritage.)	Amend objective TW-O3 by adding the words as follows: Historic Heritage, which includes sites and areas of significance to Māori and cultural resources, is managed to ensure its long-term protection for future generations, and where appropriate, celebrated and accessible to tāngata whenua.
Te Aupōuri Commercial Development Ltd (S339)	S339.008	Tangata Whenua	TW-O4	Support	TACDL supports the intentions of the objectives proposed in the Tangata Whenua Chapter	Retain Objective TW-O4
Wakaiti Dalton (S355)	S355.007	Tangata Whenua	TW-O4	Support	We support the intentions of the objectives proposed in the Tangata Whenua Chapter.	retain TW-O4
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.004	Tangata Whenua	TW-O4	Support	We agree with this objective	Retain Objective TW-O4
Summit Forests New Zealand Limited (S148)	S148.008	Tangata Whenua	TW-O5	Support	A significant proportion of the forests we own and manage are on Māori owned lands and we are committed to protecting any resource and tenure rights of the tangata whenua of the lands on which we operate. SFNZ supports the intent	Retain TW-O5

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					of the objectives and policies of this section of the Plan and, specifically, objective TW-05	
Te Aupōuri Commercial Development Ltd (S339)	S339.009	Tangata Whenua	TW-05	Support	TACDL supports the intentions of the objectives proposed in the Tangata Whenua Chapter	Retain Objective TW-05
Wakaiti Dalton (S355)	S355.008	Tangata Whenua	TW-05	Support	We support the intentions of the objectives proposed in the Tangata Whenua Chapter.	retain TW-05
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.005	Tangata Whenua	TW-05	Support in part	We believe that the current objective is far too narrow. The wellbeing of tangata whenua is not solely tied to Māori land only. The current objective is intrinsically linked to Māori-owned land (and land to be returned via Treaty settlements), but wellbeing goes far beyond such legal (land) holdings. The issues that need to be addressed are about wellbeing, or oranga of people as well as whenua in general. If we think about wellbeing of people and land more holistically, then we can think about the realms of Ranginui - Papatūānuku. From this wider perspective, oranga can be better considered. That also means that climate change must be directly considered within this objective because we are looking at how Ranginui integrates with Papatūānuku and the human-induced effects of climate change within. We note that despite its immense significance to humanity and the planet in general, climate change is absent in all the objectives in this section relating to tangata whenua. For these reasons, it must be included within the tangata whenua section. All laws and policies, not only Māori land laws, will provide the constraints and opportunities for which council and tangata whenua have to operate within	Amend Objective TW-05 as follows: The economic, social and cultural well-being (oranga) of tangata whenua and of whenua is enhanced through the development of Māori land administered under Te Ture Whenua Maori Act 1993 and land returned in the Treaty settlement process by careful administration, protection and innovation, in accordance with laws and policies, and cognisant of the challenges of climate change.
Summit Forests New Zealand Limited (S148)	S148.011	Tangata Whenua	Policies	Support	A significant proportion of the forests we own and manage are on Māori owned lands and we are committed to protecting any resource and tenure rights of the tangata whenua of the lands on which we operate. SFNZ supports the intent of the objectives and policies of this section of the Plan	Retain the Policies in the Tangata Whenua section

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<p>Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)</p>	<p>S389.010</p>	<p>Tangata Whenua</p>	<p>Policies</p>	<p>Support in part</p>	<p>We have spelled out actions to earmark and help the Council on how it should work with tangata whenua on climate change matters. We believe these are innovative for councils nationwide. It will give the Council a proactive and sound leadership role nationally on climate change and tangata whenua, as council and tangata whenua - together - navigate how to deal with the challenges ahead</p>	<p>Insert new policy TW-P7 as follows:Work proactively with Iwi and Hapū to: a. Develop Kāinga adaptation plansb. Help them implement Kāinga aspirations and goals as they relate to the challenges of climate changec. Help them identify key needs by sharing council-held datad. Translate national policies and laws to a local level for kāinga, including fulfilling duties and responsibilities as they relate to the Climate Change Response (Zero Carbon) Amendment Act 2019, the National Adaptation Plan, the Emissions Reduction Plan, the Resource Management reform, the National Policy Statement on Fresh Water and other legal instruments that affect kāinga on climate change matters.e. Establish a go-to office or team within Council for tangata whenua on any matter concerningclimate change.</p>

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Te Runanga o Ngai Takoto Trust (S390)	S390.048	Tangata Whenua	Policies	Not Stated	The submitter considers that a stronger objective and policy and is needed to clarify when a cultural impact assessment is required, similar to any other technical report.	Insert a new policy to read as follows: Require cultural impact assessment of land use and subdivision proposals that have the potential for positive or adverse effects on the relationship of tāngata whenua with their ancestral lands, water, sites, wāhi tapu and other taonga.
Te Runanga o Ngai Takoto Trust (S390)	S390.059	Tangata Whenua	Policies	Support	The submitter requests that a new section be added after the policy section to embed cultural competence and te reo in staff professional development, recruitment, and performance management processes. Training around hapū environmental management plans should be led by hapū. This method would be consistent with the objectives and RMA sections 6(e) and 7.	Insert a new section to the Tāngata Whenua chapter after policies to read as follows: Methods of implementation.Council will embed cultural competence and te reo in its staff through professional development, recruitment and performance management processes.
Te Rūnanga o Whaingaroa (S486)	S486.012	Tangata Whenua	Policies	Support	The wider consideration and application of maramataka is enabling kaitiaki to be more effective in resource management decision-making.	Insert objectives and policies to recognise and provide for Te Ao Māori concepts including, but not limited to, maramataka and tiro tiro a ta rongo, to enable kaitiaki to be more effective and to apply these systems to resource management decision-making.
Te Rūnanga o Whaingaroa (S486)	S486.057	Tangata Whenua	Policies	Support	In order to sustainably manage our natural and physical resources we need to be more open to other perspectives and knowledge systems. Working with iwi and hapū utilising mātauranga Māori (which includes maramataka) will help make informed decisions.	Insert objectives and policies to recognise and provide for the concepts of Te Ao Māori (or the Māori worldview) and maramataka to apply to resource management decision-making

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Te Rūnanga o Whaingaroa (S486)	S486.062	Tangata Whenua	Policies	Not Stated	Te Rūnanga o Whaingaroa would like to see a stronger objective and policy and urge Council to clarify when a cultural impact assessment is required, similar to any other technical report.	Add a new policy as follows: TW-P7 Require cultural impact assessment of land use and subdivision proposals that have the potential for positive or adverse effects on the relationship of tāngata whenua with their ancestral lands, water, sites, wāhi tapu and other taonga.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.049	Tangata Whenua	Policies	Not Stated	The submitter considers that a stronger objective and policy and is needed to clarify when a cultural impact assessment is required, similar to any other technical report.	Insert a new policy to read as follows: Require cultural impact assessment of land use and subdivision proposals that have the potential for positive or adverse effects on the relationship of tāngata whenua with their ancestral lands, water, sites, wāhi tapu and other taonga.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.060	Tangata Whenua	Policies	Support	The submitter requests that a new section be added after the policy section to embed cultural competence and te reo in staff professional development, recruitment, and performance management processes. Training around hapū environmental management plans should be led by hapū. This method would be consistent with the objectives and RMA sections 6(e) and 7.	Insert a new section to the Tāngata Whenua chapter after policies to read as follows: Methods of implementation. Council will embed cultural competence and te reo in its staff through professional development, recruitment and performance management processes.

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Kāinga Ora Homes and Communities (S561)	S561.011	Tangata Whenua	Policies	Support	Kāinga Ora supports the policies within this chapter and in particular TW-04 as it will enable the wide use of Māori land as it will remove some of the barriers to Māori housing aspirations and economic activity.	Retain Policies TW-P01 to TW-P6 (inferred) as notified.
Te Aupōuri Commercial Development Ltd (S339)	S339.010	Tangata Whenua	TW-P1	Support	TACDL support the intentions of this policy.	Retain Policy TW-P1
Wakaiti Dalton (S355)	S355.009	Tangata Whenua	TW-P1	Support	We support the intentions of this policy.	retain TW-P1
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.006	Tangata Whenua	TW-P1	Support in part	Not stated	Amend Policy TW-P1 as follows: Work proactively with Iwi and Hapu to identify, and where agreed to, implement: 1. Mana Whakahono a Rohe / Iwi participation arrangements; 2. joint management agreements under section 36B of the RMA; and 3. other arrangements as agreed.
Te Runanga o Ngai Takoto Trust (S390)	S390.006	Tangata Whenua	TW-P1	Oppose	The submitter considers policy TW-P1, is unworkable (inferred) unless Iwi are appropriately resourced (human and financial) to participate in the implementation of Mana Whakahono ā Rohe, JMAs and other arrangements.	Amend policy TW-P1 to include the appropriate resourcing of participation arrangements are tagged within District Planning and LTP processes.
Te Runanga o Ngai Takoto Trust (S390)	S390.049	Tangata Whenua	TW-P1	Oppose	The submitter opposes policy TW-P1 because while Council considers Mana Whakahono ā Rohe agreements as a means for Iwi and hapū to actively participate in resource management processes. This should not be limited to only ancestral lands and other taonga, but to the extent of all natural and built environments.	Amend policy TW-P1 to make clear that Mana Whakahono ā Rohe / Iwi participation arrangements can extend to all natural and built environments and RMA issues and processes, and not limited to only ancestral lands and other taonga.
Te Runanga o Ngai Takoto Trust (S390)	S390.050	Tangata Whenua	TW-P1	Oppose	The submitter opposes policy TW-P1 and considers that there is an expectation for Council to provide appropriate resourcing towards the	Amend policy TW-P1 to include appropriate resourcing and

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					development, maintenance and implementation of Mana Whakahono ā Rohe agreements and other similar arrangements with iwi and hapū.	referenced to and tagged within the Long-Term Plan
Transpower New Zealand Ltd (S454)	S454.024	Tangata Whenua	TW-P1	Support	Transpower generally supports the intent of the policies. It is noted that existing infrastructure for the National Grid may be located in these areas.	Retain the Tangata Whenua policy TW-P1 in the FNPDP.
Tracy and Kenneth Dalton (S479)	S479.004	Tangata Whenua	TW-P1	Support	We support the intentions of this policy	Retain as notified.
Te Rūnanga o Whaingaroa (S486)	S486.009	Tangata Whenua	TW-P1	Oppose	Implementing Mana Whakahono ā Rohe, JMAs and other arrangements without appropriate resourcing (human and financial) will not tempt Te Rūnanga o Whaingaroa to consider participating.	Amend the District Plan to ensure appropriate resourcing is made available and tagged within District Planning and LTP processes.
Te Rūnanga o Whaingaroa (S486)	S486.063	Tangata Whenua	TW-P1	Oppose	It is promising that the Council considers Mana Whakahono ā Rohe agreements as a means for iwi and hapū to actively participate in resource management processes. This should not be limited to only ancestral lands and other taonga, but to the extent of all natural and built environments. Te Rūnanga o Whaingaroa looks forward to an ideal, future visionary model for iwi authorities and hapū within Te Tai Tokerau that enables the full extent of RMA tools and provisions.	Amend Policy TW-P1 to make clear that Mana Whakahono ā Rohe/iwi participation arrangements can extend to all natural and built environments and RMA issues and processes, and not limited to only ancestral lands and other taonga.
Te Rūnanga o Whaingaroa (S486)	S486.064	Tangata Whenua	TW-P1	Oppose	Te Rūnanga o Whaingaroa understands that there is an expectation for Council to provide appropriate resourcing towards the development, maintenance and implementation of Mana Whakahono ā Rohe agreements and other similar arrangements with iwi and hapū.	Amend Policy TW-P1 to include appropriate resourcing and referenced to and tagged within the Long-Term Plan
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.007	Tangata Whenua	TW-P1	Oppose	The submitter considers policy TW-P1, is unworkable (inferred) unless Iwi are appropriately resourced (human and financial) to participate in the implementation of Mana Whakahono ā Rohe, JMAs and other arrangements.	Amend policy TW-P1 to include the appropriate resourcing of participation arrangements are tagged within District Planning and LTP processes.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.050	Tangata Whenua	TW-P1	Oppose	The submitter opposes policy TW-P1 because while Council considers Mana Whakahono ā Rohe agreements as a means for iwi and hapū to actively participate in resource management	Amend policy TW-P1 to make clear that Mana Whakahono ā Rohe / Iwi participation arrangements can extend to all

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					processes. This should not be limited to only ancestral lands and other taonga, but to the extent of all natural and built environments.	natural and built environments and RMA issues and processes, and not limited to only ancestral lands and other taonga.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.051	Tangata Whenua	TW-P1	Oppose	The submitter opposes policy TW-P1 and considers that there is an expectation for Council to provide appropriate resourcing towards the development, maintenance and implementation of Mana Whakahono ā Rohe agreements and other similar arrangements with iwi and hapū.	Amend policy TW-P1 to include appropriate resourcing and referenced to and tagged within the Long-Term Plan
Te Aupōuri Commercial Development Ltd (S339)	S339.011	Tangata Whenua	TW-P2	Support	TACDL support the intentions of this policy as it specifically provides for opportunities for tangata whenua to participate in the management of resources where it relates to ancestral lands, water, sites, wāhi tapu and other taonga. However, in TACDL's view, this policy can be strengthened by providing for the transfer and/or delegation of functions and powers in accordance with Sections 33 of the RMA.	Amend Policy TW-P2 as follows: Ensure that tangata whenua are provided with opportunities to actively participate in resource management processes which involve ancestral lands, water, sites, wāhi tapu and other taonga, including through: a.recognition of the holistic nature of the Māori worldview; b.the exercise of kaitiakitanga; c.the acknowledgement of matauranga Māori; d.regard to Iwi/Hapū environmental management plans; and e.ManaWhakahono-ā-Rohe arrangements; f.the transfer of powers to iwi, hapū and whānau; and g.any other agreements.
Wakaiti Dalton (S355)	S355.010	Tangata Whenua	TW-P2	Support in part	We support the intentions of this policy as it specifically provides for opportunities for tangata whenua to participate in the management of resources where it relates to ancestral lands, water, sites, wāhi tapu and other taonga. However, in our view, this policy can be strengthened by providing for the transfer and/or	Amend as follows: "Ensure that tangata whenua are provided with opportunities to actively participate in resource management processes which involve ancestral lands, water, sites, wāhi tapu and other taonga,

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					delegation of functions and powers in accordance with Sections 33 of the RMA.	including through: a.recognition of the holistic nature of the Māori worldview; b.the exercise of kaitiakitanga; c.theacknowledgement of matauranga Māori; d.regard to Iwi/Hapū environmental management plans; and e.ManaWhakahono-ā-Rohe arrangements; f.the transfer of powers to iwi, hapū and whānau; and g.any other agreements.
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.007	Tangata Whenua	TW-P2	Support in part	Not stated	Amend policy TW-P2 as follows: Ensure that In recognition of tangata whenua as kaitiaki, the Council will support them to implement their goals and aspirations are provided with opportunities to actively participate in resource management processes which involve ancestral lands, water, sites, wahi tapu and other taonga, including through: 1. ensuring tangata whenua have an active role in resource management 2. recognizing 2. recognizing the holistic nature of the Māori worldview; 3. their exercise of kaitiakitanga, including customary practices, new

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						practices, and mātauranga; 4. the acknowledgement of mātauranga Māori;5. regard to Iwi/Hapu actioining their environmental management plans; and6. any other agreements.
Te Runanga o Ngai Takoto Trust (S390)	S390.002	Tangata Whenua	TW-P2	Oppose	The submitter considers that while policy TW-P2 mentions tāngata whenua involvement in resource management processes it needs to provide for tāngata whenua to be involved directly in decision-making, for example through representation on: -Councils resource management forum (where applicable); and- Hearing panelsThe PDP should also provide (as a non-regulatory method) for Council to help build the capacity of iwi and hapū to participate, for example by funding individuals to complete the "Making Good Decisions" training for hearings commissioners.	Amend policy TW-P2 to provide for tangata whenua representation on Councils resource management forum (where applicable), hearing panels and funding to help build the capacity of iwi and hapū to participate, for example by funding individuals to complete the "Making Good Decisions" training for hearings commissioners.
Te Runanga o Ngai Takoto Trust (S390)	S390.051	Tangata Whenua	TW-P2	Support	The submitter supports TW-P2 but considers that to provide for effective resource management decision-making and to enable kaitiaki to exercise the implementation of mātauranga Māori, the PDP needs to provide for the wider application of Te Ao Māori concepts, processes, practices and procedures.	Amend policy TW-P2 to include an dditional clause as follows: (f) the implementation of Te Ao Māori concepts including but not limited to maramataka.
Te Runanga o Ngai Takoto Trust (S390)	S390.052	Tangata Whenua	TW-P2	Support	The submitter supports policy TW-P2 which gives examples of how tāngata whenua can be involved in resource management processes and this is supported in principle, but the policy provides only one clear opportunity for tāngata whenua input, through iwi and hapū environmental plans. Reference to "any other agreements" is likely to provide uneven opportunities between iwi at best. This is not an adequate substitute for direct involvement in decision-making.	Amend policy TW-P2 by adding the following new clause: (g) appointing tāngata whenua to council planning committees and hearings panels.

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Te Runanga o Ngai Takoto Trust (S390)	S390.053	Tangata Whenua	TW-P2	Support	The submitter supports policy TW-P2 however, in order for kaitiaki to be effective and to actively participate in resource management decision-making, the policy needs to be amended to specifically provide clarity around the protection mechanisms as it is increasingly becoming evident when the cumulative effects are impacting on mahinga kai and customary food gathering activities.	Amend policy TW-P2 by adding a new clause as follows: (h) any impact on customary food gathering and the recognition of protected customary rights.
Haitaitamaran gai Marae Kaitiaki Trust (S394)	S394.004	Tangata Whenua	TW-P2	Support in part	This provision fails to give substance to s 6(e) RMA. The world view of tangata whenua must be recognised and provided for. Mātauranga Māori forms a part of the culture and traditions of tangata whenua. It must also be recognised and provided for, not merely 'acknowledged'. Tangata whenua culture, traditions and relationships must be recognised and provided for irrespective of whether they have capacity or a desire to participate in resource management processes.	Amend Policy TW-P2 as follows: Ensure that tangata whenua values are recognised and provided for and that tangata whenua are provided with opportunities to actively participate in resource management processes which involve ancestral lands, water, sites, wāhi tapu and other taonga, including through: 1. recognition and provision for of the holistic nature of the Māori worldview; 2. ...3. recognition and provision the acknowledgement of matauranga Māori ...
Transpower New Zealand Ltd (S454)	S454.025	Tangata Whenua	TW-P2	Support	Transpower generally supports the intent of the policies. It is noted that existing infrastructure for the National Grid may be located in these areas.	Retain the Tangata Whenua policy TW-P2 in the FNPDP.
Tracy and Kenneth Dalton (S479)	S479.005	Tangata Whenua	TW-P2	Support in part	We support the intentions of this policy as it specifically provides for opportunities for tangata whenua to participate in the management of resources where it relates to ancestral lands, water, sites, wāhi tapu and other taonga. However, in TKD's view, this policy can be strengthened by providing for the transfer and/or delegation of functions and powers in accordance with Sections 33 of the RMA.	Amend as follows: "Ensure that tangata whenua are provided with opportunities to actively participate in resource management processes which involve ancestral lands, water, sites, wāhi tapu and other taonga, including through: a. recognition of the holistic nature

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						of the Māori worldview; b. the exercise of kaitiakitanga; c. the acknowledgement of matauranga Māori; d. regard to Iwi/Hapū environmental management plans; and e. Mana Whakahono-ā-Rohe arrangements; f. the transfer of powers to iwi, hapū and whānau; and g. any other agreements.
Te Rūnanga o Whaingaroa (S486)	S486.010	Tangata Whenua	TW-P2	Support	The wider consideration and application of maramataka is enabling kaitiaki to be more effective in resource management decision-making.	Insert objectives and policies to recognise and provide for Te Ao Māori concepts including, but not limited to, maramataka and tiroiro a ta rongo, to enable kaitiaki to be more effective and to apply these systems to resource management decision-making.
Te Rūnanga o Whaingaroa (S486)	S486.065	Tangata Whenua	TW-P2	Support	To provide for effective resource management decision-making and to enable kaitiaki to exercise the implementation of mātauranga Māori, Te Rūnanga o Whaingaroa believes that the PDP needs to provide for the wider application of Te Ao Māori concepts, processes, practices and procedures.	Amend Policy TW-P2 by inserting a new paragraph: (f) the implementation of Te Ao Māori concepts including but not limited to maramataka.
Te Rūnanga o Whaingaroa (S486)	S486.066	Tangata Whenua	TW-P2	Support	TW-P2 gives examples of how tāngata whenua can be involved in resource management processes. This is supported in principle, but the policy provides only one clear opportunity for tāngata whenua input, through iwi and hapū environmental plans. Reference to "any other agreements" is likely to provide uneven opportunities between iwi at best. This is not an adequate substitute for direct involvement in decision-making.	Amend Policy TW-P2 by inserting a new paragraph: (g) appointing tāngata whenua to council planning committees and hearings panels.

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Te Rūnanga o Whaingaroa (S486)	S486.067	Tangata Whenua	TW-P2	Support	In order for kaitiaki to be effective and to actively participate in resource management decision-making, the amendment to TW-P2 seeks to specifically provide clarity around the protection mechanisms. For Te Rūnanga o Whaingaroa this is increasingly becoming evident when the cumulative effects are impacting on mahinga kai and customary food gathering activities.	Amend Policy TW-P2 by inserting a new paragraph: (h) any impact on customary food gathering and the recognition of protected customary rights.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.002	Tangata Whenua	TW-P2	Oppose	The submitter considers that while policy TW-P2 mentions tāngata whenua involvement in resource management processes it needs to provide for tāngata whenua to be involved directly in decision-making, for example through representation on: Councils resource management forum (where applicable); and hearing panels. The PDP should also provide (as a non-regulatory method) for Council to help build the capacity of iwi and hapū to participate, for example by funding individuals to complete the "Making Good Decisions" training for hearings commissioners.	Amend policy TW-P2 to provide for tangata whenua representation on Councils resource management forum (where applicable), hearing panels and funding to help build the capacity of iwi and hapū to participate, for example by funding individuals to complete the "Making Good Decisions" training for hearings commissioners.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.008	Tangata Whenua	TW-P2	Support in part	The submitter considers that policy TW-P2 should include the wider consideration and application of maramataka is enabling kaitiaki to be more effective in resource management decision-making.	Amend policy TW-P2 to recognise and provide for Te Ao Māori concepts including, but not limited to, maramataka and tiro tiro a ta rongo, to enable kaitiaki to be more effective and to apply these systems to resource management decision-making.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.052	Tangata Whenua	TW-P2	Support	The submitter supports TW-P2 but considers that to provide for effective resource management decision-making and to enable kaitiaki to exercise the implementation of mātauranga Māori, the PDP needs to provide for the wider application of Te Ao Māori concepts, processes, practices and procedures.	Amend policy TW-P2 to include an additional clause as follows: (f) the implementation of Te Ao Māori concepts including but not limited to maramataka.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.053	Tangata Whenua	TW-P2	Support	The submitter supports policy TW-P2 which gives examples of how tāngata whenua can be involved in resource management processes and this is supported in principle, but the policy	Amend policy TW-P2 by adding the following new clause: (g) appointing tāngata whenua

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					provides only one clear opportunity for tāngata whenua input, through iwi and hapū environmental plans. Reference to "any other agreements" is likely to provide uneven opportunities between iwi at best. This is not an adequate substitute for direct involvement in decision-making.	to council planning committees and hearings panels.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.054	Tangata Whenua	TW-P2	Support	The submitter supports policy TW-P2 however, in order for kaitiaki to be effective and to actively participate in resource management decision-making, the policy needs to be amended to specifically provide clarity around the protection mechanisms as it is increasingly becoming evident when the cumulative effects are impacting on mahinga kai and customary food gathering activities.	Amend policy TW-P2 by adding a new clause as follows: (h) any impact on customary food gathering and the recognition of protected customary rights.
Te Aupōuri Commercial Development Ltd (S339)	S339.012	Tangata Whenua	TW-P3	Support	TACDL support the intentions of this policy	Retain Policy TW-P3
Wakaiti Dalton (S355)	S355.011	Tangata Whenua	TW-P3	Support	We support the intentions of this policy.	retain TW-P3
Te Runanga o Ngai Takoto Trust (S390)	S390.008	Tangata Whenua	TW-P3	Oppose	The submitter considers policy TW-P3 does not provide for funding to support the identification, mapping and scheduling of SoCS which impacts on Iwi and Hapū ability to protect waahi tapu and taonga (inferred).	Amend policy TW-P3 to provide for the appropriate support and resourcing in order to protect and collaborate on scheduling and recognise Sites of Cultural Significance.
Te Runanga o Ngai Takoto Trust (S390)	S390.054	Tangata Whenua	TW-P3	Oppose	The submitter opposes policy TW-P3 and highlights that historically there has been a lack of resourcing to support the identification, mapping and scheduling of Sites of Cultural Significance. This has impacted on the ability of iwi and hapū to protect waahi tapu and taonga.	Amend policy TW-P3 to include Scheduling information, resourcing and support.
Te Runanga o Ngai Takoto Trust (S390)	S390.055	Tangata Whenua	TW-P3	Support	The submitter supports policy TW-P3 but would like to see mechanisms that enable tāngata whenua to have access and manage their historic sites rather than a blanket protection method. We believe a more active management approach will enable appropriate approaches and site specific management that recognises significant sites and cultural landscapes.	Amend policy TW-P3 by adding a new clause as follows: (d) empowering tāngata whenua to have access to and manage their historic sites.

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Haititaimaran gai Marae Kaitiaki Trust (S394)	S394.005	Tangata Whenua	TW-P3	Support in part	It may not be culturally appropriate to identify and schedule sites of cultural significance in some instances. Significant adverse effects on cultural values need to be avoided to realise s 6(e), 7(a) and 8 RMA.	Amend Policy TW-P3 as follows: Protect the values of Māori historic heritage, cultural resources, wāhi tapu and other taonga by: 1. collaborating with Iwi and Hapū to identify significant sites and cultural resources where appropriate ; 2. scheduling significant sites and areas of significance to Māori where appropriate ; and 3. ...
Te Hiku Iwi Development Trust (S399)	S399.011	Tangata Whenua	TW-P3	Not Stated	In accordance with our submission relating to the inclusion in the overview of a paragraph relating to the special nature of the relationship between tangata whenua and the land, we suggest an amendment to Policy TW-P3 to recognise this relationship	Amend point c. of Policy TW-P3 as follows: c. recognising that sites and areas of significance to Māori are often associated with a wider cultural landscape which not only holds significance to tangata whenua, but also contributes to their sense of identity and sustaining their wellbeing . Alternatively, Objective SD-UFD- O1 could be amended to explicitly mention tangata whenua as follows: The wellbeing of people who live in and visit towns in the Far North and the special relationship of tangata whenua with the land is considered first when it comes to planning places and spaces.

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Transpower New Zealand Ltd (S454)	S454.026	Tangata Whenua	TW-P3	Support	Transpower generally supports the intent of the policies. It is noted that existing infrastructure for the National Grid may be located in these areas.	Retain the Tangata Whenua policy TW-P3 in the FNPDP.
Tracy and Kenneth Dalton (S479)	S479.006	Tangata Whenua	TW-P3	Support	We support the intentions of this policy.	Retain as notified.
Te Rūnanga o Whaingaroa (S486)	S486.013	Tangata Whenua	TW-P3	Oppose	A lack of funding to support the identification, mapping and scheduling of SoCS has impacted on Te Rūnanga o Whaingaroa's ability to protect waahi tapu and taonga.	Amend to recognise that protecting, collaborating, scheduling and recognising Sites of Cultural Significance (SoCS) will require appropriate support and resourcing.
Te Rūnanga o Whaingaroa (S486)	S486.068	Tangata Whenua	TW-P3	Oppose	Te Rūnanga o Whaingaroa highlights that historically there has been a lack of resourcing to support the identification, mapping and scheduling of Sites of Cultural Significance. This has impacted on the ability of iwi and hapū to protect wāhi tapu and taonga.	Amend Policy TW-P3 to include Scheduling information, resourcing and support
Te Rūnanga o Whaingaroa (S486)	S486.069	Tangata Whenua	TW-P3	Support	Te Rūnanga o Whaingaroa would like to see mechanisms that enable tāngata whenua to have access and manage their historic sites rather than a blanket protection method. We believe a more active management approach will enable appropriate approaches and site specific management that recognises significant sites and cultural landscapes.	Amend policy TW-P3 by inserting a new paragraph: (d) empowering tāngata whenua to have access to and manage their historic sites.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.009	Tangata Whenua	TW-P3	Oppose	The submitter considers policy TW-P3 does not provide for funding to support the identification, mapping and scheduling of SoCS which impacts on Iwi and Hapū ability to protect waahi tapu and taonga (inferred).	Amend policy TW-P3 to provide for the appropriate support and resourcing in order to protect and collaborate on scheduling and recognise Sites of Cultural Significance.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.055	Tangata Whenua	TW-P3	Oppose	The submitter opposes policy TW-P3 and highlights that historically there has been a lack of resourcing to support the identification, mapping and scheduling of Sites of Cultural Significance. This has impacted on the ability of iwi and hapū to protect waahi tapu and taonga.	Amend policy TW-P3 to include Scheduling information, resourcing and support.
Te Rūnanga Ā Iwi O	S498.056	Tangata Whenua	TW-P3	Support	The submitter supports policy TW-P3 but would like to see mechanisms that enable tāngata	Amend policy TW-P3 by adding a new clause as follows: (d)

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Ngapuhi (S498)					whenua to have access and manage their historic sites rather than a blanket protection method. We believe a more active management approach will enable appropriate approaches and site specific management that recognises significant sites and cultural landscapes.	empowering tāngata whenua to have access to and manage their historic sites.
Summit Forests New Zealand Limited (S148)	S148.009	Tangata Whenua	TW-P4	Support	A significant proportion of the forests we own and manage are on Māori owned lands and we are committed to protecting any resource and tenure rights of the tangata whenua of the lands on which we operate. SFNZ supports the intent of the objectives and policies of this section of the Plan and, specifically, objective TW-P4	Retain TW-P4
Te Aupōuri Commercial Development Ltd (S339)	S339.013	Tangata Whenua	TW-P4	Support	TACDL support the intentions of this policy	Retain Policy TW-P4
Wakaiti Dalton (S355)	S355.012	Tangata Whenua	TW-P4	Support	We support the intentions of this policy.	retain TW-P4
Haititaimaran gai Marae Kaitiaki Trust (S394)	S394.006	Tangata Whenua	TW-P4	Support in part	Enabling economic, social and cultural well-being should not be contingent on a colonialist land title regime. Customary lands remain so, irrespective of the ownership structure or land status.	Amend Policy TW-P4 as follows: Enable economic, social and cultural well-being of tangata whenua initiated through the use and development and administered under Te Ture Whenua Māori Act 1993 and returned under treaty settlement , while managing adverse effects on the environment.
Transpower New Zealand Ltd (S454)	S454.027	Tangata Whenua	TW-P4	Support	Transpower generally supports the intent of the policies. It is noted that existing infrastructure for the National Grid may be located in these areas.	Retain the Tangata Whenua policy TW-P4 in the FNPDP.
Tracy and Kenneth Dalton (S479)	S479.007	Tangata Whenua	TW-P4	Support	We support the intentions of this policy.	Retain as notified.
Te Aupōuri Commercial	S339.014	Tangata Whenua	TW-P5	Support	TACDL support the intentions of this policy	Retain Policy TW-P5

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Development Ltd (S339)						
Wakaiti Dalton (S355)	S355.013	Tangata Whenua	TW-P5	Support	We support the intentions of this policy.	retain TW-P5
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.008	Tangata Whenua	TW-P5	Support in part	It is important to change 'cultural' to 'tangata whenua' because a cultural impact assessment may be done by people without the input, authority or mandate of tangata whenua. This has already happened. Māori from other neighbouring hapū have provided cultural impact assessments without any reference or authority to mana whenua/tangata whenua on resource consent applications.	Amend Policy TW-P5 as follows: Recognise tangata whenua as specialists in the tikanga of their Iwi or Hapu, including when preparing or undertaking a cultural impact tangata whenua assessment.
Te Runanga o Ngai Takoto Trust (S390)	S390.056	Tangata Whenua	TW-P5	Support	The submitter supports policy TW-P5 as recognition of tāngata whenua as specialists in relation to tikanga and preparation of cultural impact assessments is important.	Retain policy TW-P5 as written.
Haitaitamaran gai Marae Kaitiaki Trust (S394)	S394.007	Tangata Whenua	TW-P5	Support in part	Hapū / traditional marae were guaranteed autonomy by Article 2 Te Tiriti o Waitangi. Hapū are specialists in their own tikanga. There are variations to tikanga between hapū who whakapapa to the same iwi.	Amend Policy TW-P5 as follows: Recognise tangata whenua as specialists in the tikanga of their Iwi or Hapū, including when preparing or undertaking a cultural impact assessment.
Transpower New Zealand Ltd (S454)	S454.028	Tangata Whenua	TW-P5	Support	Transpower generally supports the intent of the policies. It is noted that existing infrastructure for the National Grid may be located in these areas.	Retain the Tangata Whenua policy TW-P5 in the FNPDP.
Tracy and Kenneth Dalton (S479)	S479.008	Tangata Whenua	TW-P5	Support	We support the intentions of this policy.	Retain as notified.
Te Rūnanga o Whaingaroa (S486)	S486.070	Tangata Whenua	TW-P5	Support	Recognition of tāngata whenua as specialists in relation to tikanga and preparation of cultural impact assessments is supported.	Retain Policy TW-P5.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.057	Tangata Whenua	TW-P5	Support	The submitter supports policy TW-P5 as recognition of tāngata whenua as specialists in relation to tikanga and preparation of cultural impact assessments is important.	Retain policy TW-P5 as written.
Te Aupōuri Commercial	S339.015	Tangata Whenua	TW-P6	Support	TACDL support the intentions of this policy	Retain Policy TW-P56

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Development Ltd (S339)						
Wakaiti Dalton (S355)	S355.014	Tangata Whenua	TW-P6	Support	We support the intentions of this policy.	retain TW-P6
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.009	Tangata Whenua	TW-P6	Support in part	<p>Subpoint (a) - This is to emphasise the importance of Article 2 of Te Tiriti: rangatiratanga in relation specifically to kāinga, whenua and taonga. Re (e) We ask that a tangata whenua impact assessment is provided for the same reasons previously argued. A cultural impact assessment does not necessarily mean support by or of tangata whenua including their views or narratives of the land/site/area in question relating to land use/subdivision. Subpoint (k) - we propose a new subsection to promote good dialogue, working relationships and good outcomes as intended by Council as promoted throughout the proposed plan regarding tangata whenua relationships. It is important to signal intent more explicitly to guide both parties.</p>	<p>Amend Policy TW-P6 as follows: Consider the following when assessing applications for land use and subdivision that may result in adverse effects on the relationship of tangata whenua with their ancestral lands, water, sites, wahi tapu and other taonga:1. How to protect and enhance rangatiratanga in relation to kāinga, whenua and taonga any consultation undertaken with Iwi, Hapu or marae with an association to the site or area;2. any Refer to Iwi/Hapu hapu and iwi environmental management plans lodged with Council;3. Refer to other tangata whenua plans not yet lodged with Council4. any identified sites and areas of significance to Māori;5. whether a cultural tangata whenua impact assessment has been undertaken by a suitably qualified person who is acknowledged/endorsed by the Iwi, Hapu or relevant marae, and any recommended conditions and/or monitoring</p>

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						<p>to achieve desired outcomes;6. any protection, preservation or enhancement proposed;7. any relevant treaty settlement legislation;8. any relevant statutory acknowledgement area identified in APP2- Statutory acknowledgement areas;9. Te Rautaki o Te Oneroa-a-Tohe/Te Oneroa-a-Tohe (Ninety Mile Beach) Management Plan; and10. any relevant relationship agreements or arrangement between Council and any Iwi Authority or Hapu.where there are concerns held by tangata whenua, begin as soon as possible, discussions in good faith with a view to resolving issues practicably.</p>
<p>Te Runanga o Ngai Takoto Trust (S390)</p>	<p>S390.009</p>	<p>Tangata Whenua</p>	<p>TW-P6</p>	<p>Support in part</p>	<p>The submitter supports in part policy TW-P6 however, in order to develop a relationship and understanding between Council planners and iwi/hapū environmental practitioners, resources, including wānanga and workshops need to be provided to better implement sustainable outcomes. Iwi and hapū develop environmental management plans are a way of identifying what their relationship with Te Taiao means to them and these plans need to be adequately resourced. Relationship and engagement opportunities are lost when resource consent</p>	<p>Amend policy TW-P6 to include methods indicated in iwi/hapū environmental management Plans lodged with Council which will develop better functional relationships between tāngata whenua and resource consent planners.</p>

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					planners are unable to make appropriate assessments because some iwi/hapū environmental management plans might not necessarily be drafted from a technical RMA planning perspective and hence opportunities are lost in "translation".	
Te Runanga o Ngai Takoto Trust (S390)	S390.057	Tangata Whenua	TW-P6	Oppose	The submitter opposes policy TW-P6 as there is still a disconnection between the aspirations and outcomes of iwi/hapū environmental management plans with the PDP and the integration of what tāngata whenua as kaitiaki, pursue.	Amend policy TW-P6(b) to read as follows: (b) any Iwi/Hapū environmental management plans lodged with council must be taken into account.
Te Runanga o Ngai Takoto Trust (S390)	S390.058	Tangata Whenua	TW-P6	Oppose	The submitter opposes policy TW-P6, as while the inclusion of consideration of iwi and hapū environmental management plans, which identify their inherent relationship with their natural environment Te Taiao, historically the Council has failed to deliver on meaningful relationships with iwi and hapū. Many also identify establishing relationships with other iwi, hapū, agencies and local authorities. To assist Council to develop enduring relationships Council planners (including RC planners) and iwi/hapū environmental practitioners are urged to engage through wānanga and workshops that provide deeper understandings to better implement sustainable long-term outcomes.	Amend policy TW-P6 to include practical methods to build Council capacity and capability when engaging with tāngata whenua and iwi/hapū environmental management plans.
Te Runanga o Ngai Takoto Trust (S390)	S390.060	Tangata Whenua	TW-P6	Oppose	The submitter opposes policy TW-P6 as it is not clear how Council will ensure that TW-P6 will be addressed, and recommends that all applicants are required to undertake TW-P6 prior to lodgement of applications.	Insert a new section after policies to read as follows: Information to be included with an application for a resource consent affecting tangata whenua. Every resource consent application within the scope of policy TW-P6 must be accompanied by information addressing all the matters to be considered under TW-P6.

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Haititaimaran gai Marae Kaitiaki Trust (S394)	S394.008	Tangata Whenua	TW-P6	Support in part	Hapū / traditional marae were guaranteed autonomy by Article 2 Te Tiriti o Waitangi. This guarantee attracts the principle of active protection. Any consultation or cultural impact assessment needs to be undertaken in a manner that effects active protection of tino rangatiratanga. Consultation and any cultural impact assessment must be endorsed by the hapū. Sites of cultural significance must be recognised and provided for under s 6(e) RMA, whether identified or not. Imposing a requirement to identify such sites runs counter to the oral customs and traditions that many hapū have.	Amend Policy TW-P6 as follows: Consider: a. any consultation undertaken with Iwi , Hapū or marae with an association to the site or area; b. ...; c. any identified sites and areas of significance to Māori; d. whether a cultural impact assessment has been undertaken by a suitably qualified person who is acknowledged/endorsed by the Iwi , relevant Hapū or relevant marae, and any recommended conditions and/or monitoring to achieve desired outcomes ...
Transpower New Zealand Ltd (S454)	S454.029	Tangata Whenua	TW-P6	Not Stated	Transpower supports the intent of policy TW-P6 however notes that there is existing infrastructure such as the National Grid which may be located in or near areas of importance to tangata whenua which must be operated and maintained. In addition, while every effort will be made, through site and route selection to avoid areas of importance to tangata whenua, on occasion, there may be no practicable alternative to locating new infrastructure in or near these areas. Furthermore, infrastructure providers have statutory obligations to develop, upgrade, operate, maintain and repair infrastructure that they must adhere to. In the case of the National Grid, the FNPDP must also give effect to the NPSET. Transpower therefore	Amend TW-P6 as follows: Consider the following when assessing applications for land use and subdivision that may result in adverse effects on the relationship of tangata whenua with their ancestral lands, water, sites, wāhi tapu and other taonga: a. any consultation undertaken with Iwi, Hapū or marae with an association to the site or area; b. any Iwi/Hapū environmental management plans lodged with Council; c. any identified sites and areas of significance to Māori; d. whether a cultural impact

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					considers it appropriate for this policy to be amended to take account of this issue.	assessment has been undertaken by a suitably qualified person who is acknowledged/endorsed by the Iwi, Hapū or relevant marae, and any recommended conditions and/or monitoring to achieve desired outcomes; e. any protection, preservation or enhancement proposed; f. any relevant treaty settlement legislation; g. any relevant statutory acknowledgement area identified in APP2- Statutory acknowledgement areas; h. Te Rautaki o Te Oneroa-a-Tōhe/ Te Oneroa-a-Tōhe (Ninety Mile Beach) Management Plan; i. The functional or operational needs of infrastructure; and j. any relevant relationship agreements or arrangement between Council and any Iwi Authority or Hapū.
Tracy and Kenneth Dalton (S479)	S479.009	Tangata Whenua	TW-P6	Support	We support the intention of this policy.	Retain as notified.
Te Rūnanga o Whaingaroa (S486)	S486.014	Tangata Whenua	TW-P6	Support	Iwi and hapū develop environmental management plans as a way of identifying what their relationship with Te Taiao means to them and these plans need to be adequately resourced. Relationship and engagement opportunities are lost when resource consent planners are unable to make appropriate assessments because some iwi/hapū environmental management plans might not necessarily be drafted from a technical RMA planning perspective and hence opportunities	Amend to develop better functional relationships between tāngata whenua and resource consent planners, by adopting the methods indicated in iwi/hapū environmental management Plans lodged with Council.

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					are lost in "translation".In order to develop a relationship and understanding between Council planners and iwi/hapū environmental practitioners, resources, including wānanga and workshops need to be provided to better implement sustainable outcomes.	
Te Rūnanga o Whaingaroa (S486)	S486.071	Tangata Whenua	TW-P6	Oppose	We also note that there is still a disconnection between the aspirations and outcomes of iwi/hapū environmental management plans with the PDP and the integration of what tāngata whenua as kaitiaki pursue.	Amend point b of Policy TW-P6 as follows: (b) any iwi/hapū environmental management plans lodged with Council must be taken into account .
Te Rūnanga o Whaingaroa (S486)	S486.072	Tangata Whenua	TW-P6	Oppose	Iwi and hapū environmental management plans identify their inherent relationship with their natural environment, Te Taiao. Many also identify establishing relationships with other iwi, hapū, agencies and local authorities. However, historically the Council has failed to deliver on meaningful relationships with iwi and hapū.To assist Council to develop enduring relationships Te Rūnanga o Whaingaroa urges Council planners (including RC planners) and iwi/hapū environmental practitioners to engage through wānanga and workshops that provide deeper understandings to better implement sustainable long-term outcomes.	Amend Policy TW-P6 to include practical methods to build Council capacity and capability when engaging with tāngata whenua and iwi/hapū environmental management plans
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.010	Tangata Whenua	TW-P6	Support in part	The submitter supports in part policy TW-P6 however, in order to develop a relationship and understanding between Council planners and iwi/hapū environmental practitioners, resources, including wānanga and workshops need to be provided to better implement sustainable outcomes. Iwi and hapū develop environmental management plans are a way of identifying what their relationship with Te Taiao means to them and these plans need to be adequately resourced. Relationship and engagement opportunities are lost when resource consent planners are unable to make appropriate assessments because some iwi/hapū	Amend policy TW-P6 to include methods indicated in iwi/hapū environmental management Plans lodged with Council which will develop better functional relationships between tāngata whenua and resource consent planners.

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					environmental management plans might not necessarily be drafted from a technical RMA planning perspective and hence opportunities are lost in "translation".	
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.058	Tangata Whenua	TW-P6	Oppose	The submitter opposes policy TW-P6 as there is still a disconnection between the aspirations and outcomes of iwi/hapū environmental management plans with the PDP and the integration of what tāngata whenua as kaitiaki, pursue.	Amend policy TW-P6(b) to read as follows: (b) any Iwi/Hapū environmental management plans lodged with council must be taken into account.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.059	Tangata Whenua	TW-P6	Oppose	The submitter opposes policy TW-P6, as while the inclusion of consideration of iwi and hapū environmental management plans, which identify their inherent relationship with their natural environment Te Taiao, historically the Council has failed to deliver on meaningful relationships with iwi and hapū. Many also identify establishing relationships with other iwi, hapū, agencies and local authorities. To assist Council to develop enduring relationships Council planners (including RC planners) and iwi/hapū environmental practitioners are urged to engage through wānanga and workshops that provide deeper understandings to better implement sustainable long-term outcomes.	Amend policy TW-P6 to include practical methods to build Council capacity and capability when engaging with tāngata whenua and iwi/hapū environmental management plans.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.061	Tangata Whenua	TW-P6	Oppose	The submitter opposes policy TW-P6 as it is not clear how Council will ensure that TW-P6 will be addressed, and recommends that all applicants are required to undertake TW-P6 prior to lodgement of applications.	Insert a new section after policies to read as follows: Information to be included with an application for a resource consent affecting tangata whenua. Every resource consent application within the scope of policy TW-P6 must be accompanied by information addressing all the matters to be considered under TW-P6.

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Haititaimaran gai Marae Kaitiaki Trust (S394)	S394.009	Tangata Whenua	Iwi authorities	Support in part	It should be made clear to plan users that iwi authorities do not necessarily represent all hapū / traditional marae.	Amend the section on 'Iwi Authorities' as follows: The following list identifies the 11 Iwi that are recognised as Iwi Authorities for the purposes of the RMA, in the Far North District, noting that that Iwi Authorities do not necessarily represent all hapū...
Ngati Rangī ki Ngawha Hapu (S304)	S304.003	Tangata Whenua	Iwi and hapu planning documents	Support in part	As Ngati Rangī will be submitting an updated Ngati Rangī Hapu Environmental Management Plan in relation to the new water reforms, RMA, and other policies, etc. we would like those updated documents to be part of the new documents for Ngati Rangī and the LTP. There is a growing desire among whānau, hapū, and iwi for information on broader policy reforms such as the RMA, Freshwater Farm Plans, and the Three Waters reforms. In order for these reforms to be effective, Tangata Whenua participation as major stakeholders is becoming a necessity, this is not only a treaty obligation but also part of the FNDC obligations to those Iwi, Whanau, and Hapu that are within the District. The Ngati Rangī Hapu Water Management Plan will also be submitted with these documents.	Amend to take into account the impending and updated documents that Ngati Rangī will be submitting in regard to the Ngati Rangī Hapu Environmental Management Plan and Ngati Rangī Hapu Water Management Plan.
Haititaimaran gai Marae Kaitiaki Trust (S394)	S394.010	Tangata Whenua	Iwi and hapu planning documents	Support in part	Haititaimarangai Marae	Not stated (incomplete)
Te Hiku Iwi Development Trust (S399)	S399.004	Tangata Whenua	Iwi and hapu planning documents	Not Stated	Fourteen iwi/hapū management plans are identified, but there are live links to only three of them on the website currently	Insert live links to all the identified iwi/hapū management plans. This could include links to a PDF copy held by the Council if the mana whenua group does not maintain a live link.

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Te Hiku Iwi Development Trust (S399)	S399.005	Tangata Whenua	Iwi and hapu planning documents	Not Stated	Te Rūnanga o te Rarawa's submission that the term 'iwi/hapū environmental management plans' should be defined was accepted, but this has not been included in either the Tangata whenua section or the definitions section of the online version of the proposed plan.	Insert a definition for iwi/hapū environmental management plans in either the definitions section or the Tangata Whenua section of the plan and the outline their role/relevance in RMA decision making in the Tangata Whenua section.
Ngati Rangī ki Ngawha (S515)	S515.003	Tangata Whenua	Iwi and hapu planning documents	Not Stated	Ngati Rangī ki Ngawha hapu will update and submit their Hapu Environmental Management Plan and cultural maps.	Insert updated Ngati Rangī ki Ngawha hapu Environmental Management Plan and cultural maps in Council records when supplied
Ngati Rangī ki Ngawha (S515)	S515.008	Tangata Whenua	Iwi and hapu planning documents	Support in part	As Ngati Rangī will be submitting an updated Ngati Rangī Hapu Environmental Management Plan in relation to the new water reforms, RMA, and other policies, etc. we would like those updated documents to be part of the new documents for Ngati Rangī and the LTP. There is a growing desire among whānau, hapū, and iwi for information on broader policy reforms such as the RMA, Freshwater Farm Plans, and the Three Waters reforms. In order for these reforms to be effective, Tangata Whenua participation as major stakeholders is becoming a necessity, this is not only a treaty obligation but also part of the FNDC obligations to those Iwi, Whanau, and Hapu that are within the District. The Ngati Rangī Hapu Water Management Plan will also be submitted with these documents.	Amend to take into account the impending and updated documents that Ngati Rangī will be submitting in regard to the Ngati Rangī Hapu Environmental Management Plan and Ngati Rangī Hapu Water Management Plan.
Te Rūnanga o Te Rarawa (S571)	S571.004	Tangata Whenua	Iwi and hapu planning documents	Not Stated	Te Rūnanga o te Rarawa's submission that the term 'iwi/hapū environmental management plans' should be defined was accepted, but this has not been included in either the Tangata whenua section or the definitions section of the online version of the proposed plan.	Insert a definition for iwi/hapū environmental management plans in either the definitions section or the Tangata Whenua section of the plan and the outline their role/relevance in RMA decision making in the Tangata Whenua

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						section.
Te Rūnanga o Te Rarawa (S571)	S571.005	Tangata Whenua	Iwi and hapu planning documents	Not Stated	Te Rūnanga o te Rarawa's submission that the plan should provide a process which allows plan users to identify iwi/hapū management plans which might be relevant to them and obtain the plan(s) they require was accepted but does not appear to have been implemented in the proposed plan	Insert a mapping layer which shows the areas of interest which relate to the 14 iwi/hapū management plans recognised by the plan. The current mapping shows the area of interest in Treaty Settlements (under the Non-District Plan Layers tab), but these are not the same thing.
Kahukuraariki Trust (S379)	S379.001	Tangata Whenua	Treaty Settlements	Oppose	The overall make up and intent of the District Plan attempts to pull numerous strands of strategic direction together. These strategic directions are important to note and are important for the District. However, the zoning and provisions which follow through, in particular with respect to what tangata whenua can do on their own whenua fail is extremely limiting. Many objectives and policies seek to enable treaty settlement land and maori land, but this intent is quickly limited by overlays, rules and regulations which highlight that the existing Operative District Plan is far more favourable than that proposed. The new rules and provisions occur District Wide. They do not factor or provide for anything of significance or of importance to Kahukuraariki. They are not site specific or rohe specific. The rules that apply at Te Rerenga Wairua, apply at Towai. This lack of specificity impacts everyone. For a district plan there is a lack of specificity for many provisions. It is not clear why Council needs to control papakainga density, or exclusive use areas, why there are activity specific controls, bulk and location controls. The land is Treaty Settlement Land, and the right to consider what activities will go where is the right of Kahukuraariki Trust. The land is important to Kahukuraariki and it forms one of the key pillars for intergenerational transformation for future generations. The PDP	Amend the District Plan to be more enabling for Treaty Settlement land and Maori land (inferred) as outlined in submission.

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					<p>takes an approach to Treaty Settlement Land that does not appreciate the significance of the land, or its potential contribution to realising the dreams and aspirations of an entire iwi. To this end the PDP does not appropriately support Kahukuraariki's section 6(e) requirements outlined in the RMA 1991 or the purpose of the RMA 1991. Kahukuraariki, in general oppose the contents of the PDP.</p>	
<p>Kahukuraariki Trust (S379)</p>	<p>S379.003</p>	<p>Tangata Whenua</p>	<p>Treaty Settlements</p>	<p>Oppose</p>	<p>The overall make up and intent of the District Plan attempts to pull numerous strands of strategic direction together. These strategic directions are important to note and are important for the District. However, the zoning and provisions which follow through, in particular with respect to what tangata whenua can do on their own whenua fail is extremely limiting. Many objectives and policies seek to enable treaty settlement land and maori land, but this intent is quickly limited by overlays, rules and regulations which highlight that the existing Operative District Plan is far more favourable than that proposed. The new rules and provisions occur District Wide. They do not factor or provide for anything of significance or of importance to Kahukuraariki. They are not site specific or rohe specific. The rules that apply at Te Rerenga Wairua, apply at Towai. This lack of specificity impacts everyone. For a district plan there is a lack of specificity for many provisions. It is not clear why Council needs to control papakainga density, or exclusive use areas, why there are activity specific controls, bulk and location controls. The land is Treaty Settlement Land, and the right to consider what activities will go where is the right of Kahukuraariki Trust. The land is important to Kahukuraariki and it forms one of the key pillars for intergenerational transformation for future generations. The PDP takes an approach to Treaty Settlement Land that does not appreciate the significance of the land, or its potential contribution to realising the</p>	<p>Amend the District Plan to be more enabling for Treaty Settlement land and Maori land (inferred) as outlined in submission.</p>

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					dreams and aspirations of an entire iwi. To this end the PDP does not appropriately support Kahukuraariki's section 6(e) requirements outlined in the RMA 1991 or the purpose of the RMA 1991. Kahukuraariki, in general oppose the contents of the PDP.	
Nicole Butler (S305)	S305.004	Tangata Whenua	Relationship Agreements	Support	There have been previous commitments re developing a more formal relationship, and further explore decisions re ownership of the Recreation Reserve the Trust now leases from FNDC. We would appreciate the opportunity to recommence those discussions.	Recommending discussions with FNDC regarding formal relationship agreement (inferred - no specific change to the Proposed District Plan provisions has been sought).
Hinemoa Conner (S14)	S14.001	Directions Overview	Directions Overview	Support	The Far North District Council is to be congratulated on its vision and strategic direction relating to historic and cultural wellbeing and cultural prosperity. This will ensure that historic heritage and environment, which includes sites and areas of significance to Māori and cultural resources, and indigenous biodiversity, are managed to ensure long-term protection for future generations.	No change required
Neil Construction Limited (S349)	S349.003	Directions Overview	Directions Overview	Oppose	A better outcome for the submitters land is to utilise the land more efficiently for rural residential use, adding much needed housing to Kerikeri in a way that does not impose any burden on the community in terms of providing or funding infrastructure.	Delete or amend 'strategic directions overview' in Part 2 of the PDP to make greater provision for rural residential capacity.
Waka Kotahi NZ Transport Agency (S356)	S356.002	Directions Overview	Directions Overview	Support in part	It is acknowledged that the PDP has been prepared in accordance with the higher order documents but would be good to acknowledge these within the Strategic Directions overview. Suggested amendments to include alignment with central government strategic direction and with the Northland Regional Policy Statement.	Insert new text as follows: 7. Alignment with central government strategic direction and National Policy Statements;8. Gives effect to the Northland Regional Policy Statement.
Northland Regional Council (S359)	S359.005	Directions Overview	Directions Overview	Support in part	Request greater emphasis on response to climate change. There are climate change mitigation and adaptation responses relevant to district planning that could be set out now.	Insert strategic direction in the Plan on climate change, including: <ul style="list-style-type: none"> • A clear statement on how the district plan enables the district's

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					<p>Support the greater use of mixed-use zones and enabling greater density in urban centres subject to appropriate requirements for water resilience and minimising risk from natural hazards. While councils are not yet required to consider greenhouse gas emissions and climate change in their planning, these are matters that will be required to be addressed within the expected lifespan of the plan.</p>	<p>communities to respond to climate change (e.g. an objective could be framed along the lines of "Far North District communities are prepared for the impacts of climate change and an equitable transition to a low emission economy", and policies could include: "Provide for development patterns that are resilient to climate change impacts" and "Support the inclusion of design features that take into account the impacts of climate change and the need to transition to a low-carbon economy in proposals for land use, subdivision and development").</p> <ul style="list-style-type: none"> • Signal that zoning, overlays and controls on subdivision, use and development are used to minimise risk from natural hazards, protect high value resources that enable climate change responses or are particularly vulnerable to predicted impacts (such as indigenous biodiversity, elite soils and renewable energy generation). They also promote development patterns and land uses and associated transport / infrastructure that enable emissions reduction (such as mixed-use zoning, higher residential density in serviced areas, renewable energy generation and special purpose zoning such as horticulture).
Foodstuffs North Island	S363.006	Directions Overview	Directions Overview	Not Stated	The submitter identifies that the Strategic Direction chapters do not contain policy which	Amend the strategic direction chapter to provide clear direction

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Limited (S363)					give effect to proposed objectives and consider that there is no clear policy direction to give effect to the proposed objective which could lead to an ineffective plan.	for growth and development throughout the Far North District. Insert appropriate policy in to the Strategic Direction chapters to give effect to strategic Insert appropriate policy in to the Strategic Direction chapters to give effect to strategic direction objectives. That proposed objectives be evaluated in accordance with section 32AA to confirm that these are the most appropriate objectives.
Foodstuffs North Island Limited (S363)	S363.007	Directions Overview	Directions Overview	Not Stated	The submitter considers that the Strategic Direction does not provide high level policy direction with respect to sufficient provision of business land to meet demand and that policy should reflect and give effect to the National Policy Statement on Urban Design.	Insert new objective and policy to give effect to NPS-UD as follows (or to similar effect): Objective: Ensure that there are sufficient opportunities for development of residential and business land to meet demand. Policy: To ensure that there is sufficient residential and business development capacity by zoning land where development is feasible and: Is serviced with development infrastructure; or Funding for development infrastructure is identified in the Long Term Plan.
McDonalds Restaurants	S385.006	Directions Overview	Directions Overview	Oppose	The Strategic Direction chapters do not contain policy which give effect to proposed objectives. McDonald's consider that there is no clear policy	Amend the Strategic Direction Chapter to: - Provide clear direction for growth

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NZ Limited (S385)					direction to give effect to the proposed objective which could lead to an ineffective plan.	and development throughout the Far North District. - Include appropriate policy to give effect to strategic direction objectives. - Establish a centre hierarchy to set a clear policy direction for the larger urban areas within the District, and amend zoning as necessary to implement the hierarchy. - Evaluate objectives in accordance with section 32AA to confirm that these are the most appropriate objectives.
Northland Federated Farmers of New Zealand (S421)	S421.012	Directions Overview	Directions Overview	Support in part	Federated Farmers supports the directions set in the strategic overview. However, we have concerns with direction 6 in relation to the management of urban growth. It is important that the district plan recognises and acknowledges the productive capacity of land regardless of where that land is located. There could be circumstances where land is needed for housing, but that land contains productive soils. The Council will need a framework in its district plan that provides for compromises to occur to protect the productive capacity of land.	Amend listed point 6 of the strategic directions as follows: 6. The management of urban growth integrating existing and future infrastructure, providing sufficient land, or opportunity to meet growth demands for housing and business while recognising the productive capabilities of the soils and location.
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.005	Directions Overview	Directions Overview	Oppose	The Strategic Direction chapters do not contain policy which give effect to proposed objectives. PHTTCCT consider that there is no clear policy direction to give effect to the proposed objective which could lead to an ineffective plan.	Insert appropriate policy in to the Strategic Direction chapters to give effect to strategic direction objectives.
Kapiro Conservation Trust (S442)	S442.039	Directions Overview	Directions Overview	Support in part	Disagree that objectives found in other chapters are subservient to the strategic objective. Agree that there is no hierarchy and over-arching does not of itself imply supervisory direction. Saying that interpreting and Implementing the District Plan that all other objectives and policies are to be read and achieved in a manner consistent	Amend: For the purposes of preparing, changing, interpreting, and implementing the District Plan, all other objectives and

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					<p>with the strategic directions may not allow the plan to give effect to higher order documents such as the NZCPS or the RS or the NPS-FW. The imperative of all chapters' objectives and policies to be read and achieved in a manner consistent with the Strategic Directions will not protect or maintain indigenous biodiversity in the Far North. The detail found in other chapters is where the plan gives effects to these higher order documents and should ensure that biodiversity is protected and maintained. Forest & Bird's proposed relief is the wording as approved by the Environment Court (with some modifications) in Darby Planning Ltd Partnership v QLDC [2019] NZEnvC 133 at annexure 2 clause 3.1B. See also Annexure 3 to this decision which is a Minute of the Court dated 29 March 2019 at [34] - [39] where this issue was discussed and the Court sought input on the suggested wording.</p>	<p>policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these Strategic Directions. There is no hierarchy between the stated Objectives (i.e. no one Strategic Objective has primacy over another Strategic Objective, and the Strategic Objectives should be read as a whole). For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the development of the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation (including the determination of resource consent applications and notices of requirement): a) the strategic objectives may provide guidance on what the related objectives and policies in other chapters of the District Plan are seeking to achieve; and b) the relevant objectives and policies of the District Plan</p>

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						(including strategic objectives in this chapter) are to be considered together and no fixed hierarchy exists between them.
Kapiro Conservation Trust (S446)	S446.001	Directions Overview	Directions Overview	Support	Support planned growth as this helps ensure efficient and effective infrastructure, and connectivity. While it is acknowledged that there are no current growth strategies or structure plans, some are in development, and could be completed prior to the PDP being made Operative. To ensure that these strategic documents can be given effect and implemented once approved by Council, provisions and assessment criteria that hold a space for these planning documents should be included.	Amend to Continue to develop spatial and strategic direction for the District's urban centres in particular, and include place holding provisions throughout the plan.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.019	Directions Overview	Directions Overview	Support in part	Disagree that objectives found in other chapters are subservient to the strategic objective. Agree that there is no hierarchy and over-arching does not of itself imply supervisory direction. Saying that interpreting and Implementing the District Plan that all other objectives and policies are to be read and achieved in a manner consistent with the strategic directions may not allow the plan to give effect to higher order documents such as the NZCPS or the RS or the NPS-FW. The imperative of all chapters' objectives and policies to be read and achieved in a manner consistent with the Strategic Directions will not protect or maintain indigenous biodiversity in the Far North. The detail found in other chapters is where the plan gives effects to these higher order documents and should ensure that biodiversity is protected and maintained. Forest & Bird's proposed relief is the wording as approved by the Environment Court (with some modifications) in Darby Planning Ltd Partnership v QLDC [2019] NZEnvC 133 at annexure 2 clause 3.1B. See also Annexure 3 to this	Amend: For the purposes of preparing, changing, interpreting, and implementing the District Plan, all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these Strategic Directions. There is no hierarchy between the stated Objectives (i.e. no one Strategic Objective has primacy over another Strategic Objective, and the Strategic Objectives should be read as a whole). For the purpose of District Plan

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					<p>decision which is a Minute of the Court dated 29 March 2019 at [34] - [39] where this issue was discussed and the Court sought input on the suggested wording.</p>	<p>development, including plan changes, the strategic objectives in this chapter provide direction for the development of the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation (including the determination of resource consent applications and notices of requirement): a) the strategic objectives may provide guidance on what the related objectives and policies in other chapters of the District Plan are seeking to achieve; and b) the relevant objectives and policies of the District Plan (including strategic objectives in this chapter) are to be considered together and no fixed hierarchy exists between them.</p>
<p>Kapiro Conservation Trust (S442)</p>	<p>S442.040</p>	<p>Historic and Cultural Wellbeing</p>	<p>Overview</p>	<p>Support in part</p>	<p>The overview in these section repeat problematic words from the Strategic Directions Overview. It's not clear why this statement need to be repeated in every section when it is found in the strategic overview.</p>	<p>Delete from each sections overview: ... For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District</p>

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						<p>Plan are to be read and achieved in a manner consistent with these strategic objectives.</p> <p>If it is preferred by the decision maker then replace with the desired wording for the Strategic Overview</p> <p>For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the development of the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation (including the determination of resource consent applications and notices of requirement): a) the strategic objectives may provide guidance on what the related objectives and policies in other chapters of the District Plan are seeking to achieve; and b) the relevant objectives and policies of the District Plan (including strategic objectives in this chapter) are to be considered together and no</p>

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						fixed.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.020	Historic and Cultural Wellbeing	Overview	Support in part	<p>The overview in these section repeat problematic words from the Strategic Directions Overview. It's not clear why this statement need to be repeated in every section when it is found in the strategic overview.</p>	<p>Delete from each sections overview: ... For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives.</p> <p>If it is preferred by the decision maker then replace with the desired wording for the Strategic Overview For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the development of the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation (including the determination of resource consent applications and notices of requirement): a) the strategic objectives may provide guidance on what the</p>

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						related objectives and policies in other chapters of the District Plan are seeking to achieve; and b) the relevant objectives and policies of the District Plan (including strategic objectives in this chapter) are to be considered together and no fixed hierarchy exists between them
James Conner (S13)	S13.001	Historic and Cultural Wellbeing	Objectives	Support	The Far North District Council is to be congratulated on its vision and strategic direction relating to historic and cultural wellbeing and cultural prosperity. This will ensure that historic heritage and environment, which includes sites and areas of significance to Māori and cultural resources, and indigenous biodiversity, are managed to ensure long-term protection for future generations.	No changes requested.
Te Aupōuri Commercial Development Ltd (S339)	S339.017	Historic and Cultural Wellbeing	SD-CP-01	Support	TACDL supports the intention of the objectives, particularly in relation to SD-CP-01 and SD-CP-02.	Retain Objective SD-CP-01
Te Hiku Iwi Development Trust (S399)	S399.013	Historic and Cultural Wellbeing	SD-CP-01	Support in part	We support the intent of these policies, but are concerned that Council obligations under the Treaty are not explicit and the policies infer obligations on other parties.	Amend Policy SD-CP-01 to read as follows: Te Tiriti o Waitangi partnerships with Council supports iwi and hapū to deliver on the social, economic, environmental and cultural wellbeing outcomes for tangata whenua.
Northland Federated Farmers of	S421.013	Historic and Cultural Wellbeing	SD-CP-01	Support in part	Federated Farmers acknowledges the role tangata whenua play and often lead for outcomes for the district. We suggest minor	Amend Objective SD-CP-01 as follows: Te Tiriti o Waitangi partnerships

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New Zealand (S421)					amendments to the objectives to recognise that involvement of iwi and hapu alongside communities will enable better outcomes for the district as a whole and its communities.	support iwi and hapū to deliver on the social, economic, environmental and cultural wellbeing outcomes for tangata whenua and the district as a whole
Te Aupōuri Commercial Development Ltd (S339)	S339.018	Historic and Cultural Wellbeing	SD-CP-O2	Support	TACDL supports the intention of the objectives, particularly in relation to SD-CP-01 and SD-CP-02.	Retain Objective SD-CP-O2
Te Hiku Iwi Development Trust (S399)	S399.014	Historic and Cultural Wellbeing	SD-CP-O2	Support in part	We support the intent of these policies, but are concerned that Council obligations under the Treaty are not explicit and the policies infer obligations on other parties.	Amend Policy SD-CP-02 to read as follows: Te ao māori, tikanga māori and tangata whenua as kaitiaki, embedded in and integral to Council decision making.
Creative Northland (S300)	S300.001	Historic and Cultural Wellbeing	SD-CP-O3	Support	Creative Northland as a leadership organisation mandated to build capability for Arts, Heritage and Culture - we realise the significance to the wellbeing of a healthy vibrant community across Te Tai Tokerau through the arts as a vehicle. We recognise that cultural prosperity is significant to a thriving community. Community celebration of multi-culturism is important to the development of community wellbeing, and spaces are integral to the success of community inclusivity. How can we help these spaces be better supported by council to engage community on a more frequent basis? Place making is significant to community and can be recognised through the evidence of Art and Design activation to make culture storytelling present and what many see as the heart of a community that is felt and recognised. These outcomes consider deeper stories and hold significant ties to history. Creativity and activation is a conduit - glue - bridge of bringing people together. This can also be achieved through festivals that not only celebrate space/	Continue the development of the Arts, Cultural and Heritage Strategy to align frameworks for outcomes that can be achieved with partnership with existing organisations across the region. Having the Strategy is vital to set out priorities across the region for decision making and outcomes for community. Nurture the diverse cultures of the region- get locals more open to explore their cultural identity as a vehicle of empowerment. Have specific diverse cultured outcomes identified that it would like to see achieved- ie: a number of festivals to support the celebration of cultural diversity? More visibly see multi cultural presence integration via artworks/ infrastructure design / or culturally considered architecture - activated

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					<p>place but community- both domestic and international.</p> <p>How could Creative Northland in partnership with council help fulfill and encourage community activity and activation to in turn develop sustainable career pathways in the heritage and cultural fields. Our network spreads wide and far and we would be happy to understand the gaps and help fill need where required to help council achieve its strategy outcomes.</p> <p>'He Whenua Rangatira' If the district is working to be one of sustainable prosperity and wellbeing then strong partnership are required to generate a strong waka to power in the direction of the council and communities desires. Creative Northland are in support to engage with you to help unite and empower growth of cultural identity as a region. We can support by engaging and uniting a collective of organisations who already are working in this space for the greater community. A strengthened community will naturally draw attraction and the development / retention of highly motivated and educated skilled people to settle long term.</p>	spaces along the cycle ways etc. Culture/ Heritage and Art as way of life evident within community
Te Aupōuri Commercial Development Ltd (S339)	S339.019	Historic and Cultural Wellbeing	SD-CP-O3	Support	TACDL supports the intention of the objectives, particularly in relation to SD-CP-01 and SD-CP-02.	Retain Objective SD-CP-O3
Te Hiku Iwi Development Trust (S399)	S399.015	Historic and Cultural Wellbeing	SD-CP-O3	Support	We support the intent of these policies.	Retain Objective SD-CP-O3
Te Aupōuri Commercial Development Ltd (S339)	S339.020	Historic and Cultural Wellbeing	SD-CP-O4	Support	SupportTACDL supports the intention of the objectives, particularly in relation to SD-CP-01 and SD-CP-02.	Retain Objective SD-CP-O4
Te Runanga o Ngai Takoto Trust (S390)	S390.061	Historic and Cultural Wellbeing	SD-CP-O4	Oppose	The submitter opposes objective SD-CP-04 (or SD-CP-05) as efforts to mitigate climate change are failing and are based on a Western scientific lens. Genuine engagement with tāngata whenua and the utilisation of maramataka and other	Amend objective SD-CP-O4 (or SD-CP-05) by adding: "...climate change, including by engaging with tāngata whenua and the utilisation of maramataka

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					ecological tirotiro will only be beneficial for our communities.	will lead to a broader and more effective array of solutions."
Te Hiku Iwi Development Trust (S399)	S399.016	Historic and Cultural Wellbeing	SD-CP-04	Support	We support the intent of these policies.	Retain Objective SD-CP-04
Waiaua Bay Farm Limited (S463)	S463.004	Historic and Cultural Wellbeing	SD-CP-04	Oppose	The outcome sought by this objective is unclear due to the conflation of social and climate change considerations. It is not apparent how the reference to climate change adaptation is meant to be operationalised through policies and rules of the Plan and what weight this objective would be given in decision making. Therefore, the implications of the objective for resource consent applications are (unreasonably) uncertain.	Delete Objective SD-CP-04 OR Amend to clearly specify the outcome sought by this 'Social Prosperity' objective in a manner that is able to be implemented through the Proposed Plan in resource consent decision making; AND Denote the objective prefix as "SP" rather than "CP".
Te Rūnanga o Whaingaroa (S486)	S486.075	Historic and Cultural Wellbeing	SD-CP-04	Oppose	Te Rūnanga o Whaingaroa believes that located within the northernmost district, Te Tai Tokerau will be exposed to extreme and tropical weather events including invasive pests and diseases. Efforts to mitigate climate change are failing and are based on a Western scientific lens. Genuine engagement with tāngata whenua and the utilisation of maramataka and other ecological tirotiro will only be beneficial for our communities.	Amend Objective SD-CP-04 as follows: The District's historic heritage is identified and managed to ensure its long-term protection for current and future generations, climate change, including by engaging with tāngata whenua and the utilisation of maramataka will lead to a broader and more effective array of solutions.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.062	Historic and Cultural Wellbeing	SD-CP-04	Oppose	The submitter opposes objective SD-CP-04 (or SD-CP-05) as efforts to mitigate climate change are failing and are based on a Western scientific lens. Genuine engagement with tāngata whenua and the utilisation of maramataka and other ecological tirotiro will only be beneficial for our communities.	Amend objective SD-CP-04 (or SD-CP-05) by adding: " ...climate change, including by engaging with tāngata whenua and the utilisation of maramataka will lead to a broader and more effective array of solutions. "

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Te Aupōuri Commercial Development Ltd (S339)	S339.021	Historic and Cultural Wellbeing	SD-CP-O5	Support	Support TACDL supports the intention of the objectives, particularly in relation to SD-CP-01 and SD-CP-02.	Retain Objective SD-CP-O5
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.015	Historic and Cultural Wellbeing	SD-CP-O5	Support in part	We could not find anything that clarified what the framework (at objective 5) looks like. These objectives need to be backed up with resourcing and plans. There needs to be a specific plan at Council level as to how it proposes to go about its work, and to be transparent to hapū/iwi about this.	Amend Objective SD-CP-O5 to clarify te ao māori decision making framework, developed with iwi and hapu
Te Hiku Iwi Development Trust (S399)	S399.017	Historic and Cultural Wellbeing	SD-CP-O5	Support	We support the intent of these policies	Retain Objective SD-CP-O5
Te Waka Pupuri Putea Trust (S477)	S477.008	Historic and Cultural Wellbeing	SD-CP-O5	Not Stated	As Kaitiaki, we are and have been acutely aware of the degradation of Papatuanuku (Earth mother) and all living things between her and Ranginui (Sky Father) and the unavoidable consequences that can be generally categorised as Climate Change issues since pre-colonial times until present.	Amend the Plan as required to be forward-thinking regarding climate-related issues as the geography of our rohe makes us more susceptible to these issues and their potentially dire consequences
Kāinga Ora Homes and Communities (S561)	S561.012	Historic and Cultural Wellbeing	SD-CP-O5	Support	Kāinga Ora recognises the need to be adaptive to climate change as it will support the long term future of communities within the Far North District.	Retain SD-CP-O5 as notified
New Zealand Maritime Parks Ltd (S251)	S251.001	Economic and Social Wellbeing	Overview	Support in part	The Strategic Direction chapters do not contain policy which give effect to proposed objectives. NZMPL consider that there is no clear policy direction to give effect to the proposed objective which could lead to an ineffective plan.	Amend the Strategic Direction Chapter to: -Provide clear direction for growth and development throughout the Far North District. -Include appropriate policy to give effect to strategic direction objectives. -Establish a centre hierarchy to set a clear policy direction for the larger urban areas within the District and amend zoning as necessary to implement the hierarchy. -Evaluate objectives in

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						accordance with section 32AA to confirm that these are the most appropriate objectives.
Creative Northland (S300)	S300.004	Economic and Social Wellbeing	Overview	Support	<p>We often get educated out of being creative (which is linked directly to wellbeing and identity). Without creativity how does change occur, how does development occur. Its about connecting and pushing the boundaries of what is possible. Being creative is not about just the outcomes but the process in which they are generated and how can creativity be addressed as significant to social equity in a community. I stand in support of developing wellbeing outcomes and access for all community and to acknowledge how cultural and creative sectors are a significant source of jobs and income that also generate important spillover effects to the wider economy. The creative economy and its industries are strategic sectors that if nurtured can boost competitiveness, productivity, sustainable growth, employment and exports potential.</p> <p>The Far North needs to better support the creative industries to drive innovation for the region and developing the Arts, Heritage and Cultural Strategy can help solidify outcomes and goals for across the region.</p>	<p>Develop & invest in the creative sector/industry as part of the Arts Heritage and Cultural Strategy Long Term Plan. Recognise the significance of being Creative across the communities of Te Tai Tokerau- uplift creatives and its people whose abilities are multidisciplinary and can be utilised across sectors. Effective delivery of a strategy will mean people and organisations are working together toward common goals/ outcomes. Collaboration is key to greater collective outcomes for all.</p>
Sarah Ballantyne and Dean Agnew (S386)	S386.002	Economic and Social Wellbeing	Overview	Support in part	<p>Ballantyne & Agnew consider that the overview has insufficient detail to provide understanding of what is intended to be achieved by these objectives. At a minimum, this needs to be amended to provide the overarching context of what social and economic wellbeing means in the Far North District context, outline the issues that are being addressed, and how the PDP seeks to address them.</p>	<p>Amend the Strategic Direction chapter in include objectives and policies which provide the overarching context of what social and economic wellbeing means in the Far North District context, outline the issues that are being addressed, and how the PDP seeks to address them.</p>
Kapiro Conservation Trust (S442)	S442.041	Economic and Social Wellbeing	Overview	Support in part	<p>The overview in these section repeat problematic words from the Strategic Directions Overview. It's not clear why this statement need</p>	<p>Delete from each sections overview: ...For the purposes of preparing, changing,</p>

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					<p>to be repeated in every section when it is found in the strategic overview.</p>	<p>interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives If it is preferred by the decision maker then replace with the desired wording for the Strategic Overview For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the development of the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation (including the determination of resource consent applications and notices of requirement): a) the strategic objectives may provide guidance on what the related objectives and policies in other chapters of the District Plan are seeking to achieve; and b) the relevant objectives and policies of the District Plan</p>

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						(including strategic objectives in this chapter) are to be considered together and no fixed hierarchy exists between them.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.021	Economic and Social Wellbeing	Overview	Support in part	The overview in these section repeat problematic words from the Strategic Directions Overview. It's not clear why this statement need to be repeated in every section when it is found in the strategic overview.	Delete from each sections overview: ... For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives If it is preferred by the decision maker then replace with the desired wording for the Strategic Overview For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the development of the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation (including the determination of resource consent applications and

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						<p>notices of requirement): a) the strategic objectives may provide guidance on what the related objectives and policies in other chapters of the District Plan are seeking to achieve; and b) the relevant objectives and policies of the District Plan (including strategic objectives in this chapter) are to be considered together and no fixed hierarchy exists between them</p>
<p>Summit Forests New Zealand Limited (S148)</p>	<p>S148.012</p>	<p>Economic and Social Wellbeing</p>	<p>Objectives</p>	<p>Support</p>	<p>SFNZ supports the objectives for economic and social prosperity and, in particular, objectives DS-SP-03, SD-EP-02, SD-EP-04, and SD-EP-05. The forest industry plays an important part in the social and economic prosperity of the Northland district. The Section 32 Rural Environment report estimates that "the Forestry and Logging sector in the Far North comprises of some 280 businesses and 173 workers. The average number of workers per business is around 1 (2016) and the total turnover (gross output) of the sector is estimated at \$134m (from all sources of business income), which contributes \$42m to the district economy (value added)". Opportunities arising from the Government's Forestry Industry Transformation Plan and the drive to move New Zealand to a biocircular economy have the potential to significantly increase the economic and social benefits to the District. The proposed District Plan needs to provide for flexible and adaptive land use so that landowners can respond to economic, climate, and environmental</p>	<p>Retain Objectives DS-SP-03, SD-EP-02, SD-EP-04, and SD-EP-05; Delete any policies, objectives, and rules from the plan that seek to constrain primary production activities beyond the evidence of adverse environmental effects; Delete any policies, objectives, and rules from the plan that seek to "pick winners" between primary production activities.</p>

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					challenges without the delays and uncertainty of a regulatory process.	
Bentzen Farm Limited (S167)	S167.004	Economic and Social Wellbeing	Objectives	Support	These strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Strategic Objectives SD-SP-O1 to SD-EP-O5
The Shooting Box Limited (S187)	S187.004	Economic and Social Wellbeing	Objectives	Support	These strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Strategic Objectives SD-SP-O1 - SD-EP-O5.
Wendover Two Limited (S222)	S222.003	Economic and Social Wellbeing	Objectives	Support	These strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Strategic Objectives SD-SP-O1
New Zealand Maritime Parks Ltd (S251)	S251.002	Economic and Social Wellbeing	Objectives	Support in part	The Strategic Direction chapters do not contain policy which give effect to proposed objectives. NZMPL consider that there is no clear policy direction to give effect to the proposed objective which could lead to an ineffective plan.	Amend the Strategic Direction Chapter to: <ul style="list-style-type: none"> - Provide clear direction for growth and development throughout the Far North District. - Include appropriate policy to give effect to strategic direction objectives. - Establish a centre hierarchy to set a clear policy direction for the larger urban areas within the District and amend zoning as necessary to implement the hierarchy. - Evaluate objectives in accordance with section 32AA to confirm that these are the most appropriate objectives.
Our Kerikeri Community Charitable Trust (S271)	S271.007	Economic and Social Wellbeing	Objectives	Not Stated	Without policies, it is difficult to understand how the Strategic Direction is intended to be implemented throughout the plan. With specific regard to integrated transport networks, a policy is sought that provides this direction, and wording suggested.	Insert corresponding policy to SD-EP-O4 regarded integrated transport networks : SD-EP-PXX To ensure multi modal integrated transport networks by: a. Requiring Integrated Transport

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						<p>Assessments at the time of subdivision.b. Ensuring that provision for planned integrated transport networks is made at the time of development.c. Funding for integrated multimodal transport networks is identified in the Long Term Plan</p>
<p>Waka Kotahi NZ Transport Agency (S356)</p>	<p>S356.003</p>	<p>Economic and Social Wellbeing</p>	<p>Objectives</p>	<p>Not Stated</p>	<p>There is a link between social prosperity and good accessibility to amenities and services which has not been referenced in the objectives. Inclusive access is one of five transport outcomes recognised by the Ministry of Transport - Transport Outcomes Framework.</p>	<p>Insert a new objective around having good accessibility to social and economic opportunities such as work, education and healthcare, and where practical, through provision of walking, cycling and public transport infrastructure.</p>
<p>Northland Federated Farmers of New Zealand (S421)</p>	<p>S421.015</p>	<p>Economic and Social Wellbeing</p>	<p>Objectives</p>	<p>Support in part</p>	<p>In respect of the objectives for economic prosperity, Federated Farmers believes that it is more appropriate for the Council to recognise and provide for a high-earning diverse local economy which would include enabling the Māori economy to make a significant contribution.As written, objective SD-EP-O1 is unclear and slightly confusing. Is the purpose of the objective to enable Māori enterprises so that these enterprises can make a significant contribution to the district's economy? If this is what is actually intended, then it is more appropriate for an objective to be included which specifically refers to enabling and supporting Māori initiatives within the district's economy.It is also felt that the objective as currently drafted places an unfair burden on Māori initiatives and enterprises to contribute to the district's economy. It is inappropriate to place such an</p>	<p>Insert a new objective which supports and enables initiatives and enterprises within the district's economy which are carried out by iwi and hapu.</p>

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					emphasis on one aspect of the district economy's without having the appropriate information that the contribution sought is achievable.	
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.006	Economic and Social Wellbeing	Objectives	Oppose	The Strategic Direction chapters do not contain objectives and policy which give effect to objective 3.7 Regionally Significant Infrastructure of the RPS. PHTTCCT support recognition and promotion of the benefits of regionally significant infrastructure throughout the Far North District (in particular the Trail), and the importance of protection of this infrastructure existing and planned) from incompatible land use and development as directed in policy 5.1.3 and 5.3.1 of the RPS.	Insert objectives and policies in the Strategic Direction chapters as follows: " Objective: The benefits of Regionally Significant Infrastructure are recognised and provided for. Policy: To recognise and provide for the social, economic and cultural benefits of Regionally Significant Infrastructure by enabling its ongoing operation, maintenance, development, and upgrading where adverse effects are managed. Policy: To protect existing and planned regionally significant infrastructure from adverse effects resulting from new subdivision use and development. "
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.007	Economic and Social Wellbeing	Objectives	Not Stated	PHTTCCT consider that the District Plan should encourage and facilitate a transition to greater provision of public and active modes of transport. This is crucial for maintaining social and economic wellbeing of people and communities. It is also important that strategic direction is provided regarding integrating land use and transport planning to achieve greater	Amend Strategic Direction and insert the following objective: " Maintain and enhance accessibility and safety for communities and integrate land use and

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					connectivity for people and communities as an overall principle.	transport planning."
Kapiro Conservation Trust (S442)	S442.047	Economic and Social Wellbeing	Objectives	Support in part	Suggest amending the 'EP' this is the same as the strategic directions for Economic Prosperity. This lead to confusion for plan users	Amend either the title Economic Prosperity or the title to Environmental Prosperity.
Kapiro Conservation Trust (S442)	S442.053	Economic and Social Wellbeing	Objectives	Support in part	In order to protect something they must first be identified if they have not been already. This may have been a typo as well given that the objective has an 'and' in front of 'protected' which implies that something is missing from this objective.	Amend SD-EP-O6: ... "fauna and are identified and protected ..."
Kapiro Conservation Trust (S442)	S442.054	Economic and Social Wellbeing	Objectives	Neutral	F&B considers the strategic direction objectives and policies should at a minimum provide for the protection of significant indigenous biodiversity, the maintenance of indigenous biodiversity and opportunities for enhancement where indigenous biodiversity has been degraded.	Insert new objective: " Indigenous Biodiversity is maintained ".
Kapiro Conservation Trust (S446)	S446.007	Economic and Social Wellbeing	Objectives	Not Stated	Without policies, it is difficult To understand how the Strategic Direction is intended to be implemented throughout the plan. With specific regard to integrated transport networks, a policy is sought that provides this direction, and wording suggested.	Insert corresponding policy to SD-EP-O4 regarded integrated transport networks : SD-EP-PXTo ensure multi modal integrated transport networks by:a. Requiring Integrated Transport Assessments at the time of subdivision.b. Ensuring that provision for planned integrated transport networks is made at the time of development.c. Funding for integrated multimodal transport networks is identified in the Long Term Plan

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Royal Forest and Bird Protection Society of New Zealand (S511)	S511.027	Economic and Social Wellbeing	Objectives	Support in part	Suggest amending the 'EP' this is the same as the strategic directions for Economic Prosperity. This lead to confusion for plan users	Amend either the title Economic Prosperity or the title to Environmental Prosperity.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.034	Economic and Social Wellbeing	Objectives	Not Stated	F&B considers the strategic direction objectives and policies should at a minimum provide for the protection of significant indigenous biodiversity, the maintenance of indigenous biodiversity and opportunities for enhancement where indigenous biodiversity has been degraded.	Insert new objective Indigenous Biodiversity is maintained.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.007	Economic and Social Wellbeing	Objectives	Not Stated	Without policies, it is difficult to understand how the Strategic Direction is intended to be implemented throughout the plan. With specific regard to integrated transport networks, a policy is sought that provides this direction, and wording suggested.	Insert corresponding policy to SD-EP-O4 regarded integrated transport networks : SD-EP-PXXTo ensure multi modal integrated transport networks by:a. Requiring Integrated Transport Assessments at the time of subdivision.b. Ensuring that provision for planned integrated transport networks is made at the time of development.c. Funding for integrated multimodal transport networks is identified in the Long Term Plan
Carbon Neutral NZ Trust (S529)	S529.072	Economic and Social Wellbeing	Objectives	Not Stated	Without policies, it is difficult to understand how the Strategic Direction is intended to be implemented throughout the plan. With specific regard to integrated transport networks, a policy is sought that provides this direction, and wording suggested.	Insert corresponding policy to SD-EP-O4 regarded integrated transport networks : SD-EP-PXXTo ensure multi modal integrated transport networks by:a. Requiring

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						Integrated Transport Assessments at the time of subdivision.b. Ensuring that provision for planned integrated transport networks is made at the time of development.c. Funding for integrated multimodal transport networks is identified in the Long Term Plan
Kairos Connection Trust and Habitat for Humanity Northern Region Ltd (S138)	S138.001	Economic and Social Wellbeing	SD-SP-01	Support in part	Agree that community wellbeing is heightened by a sense of place and that the ability to live and work in the same settlement contributes to social and economic wellbeing. Housing affordability in urban settlements, particularly Kerikeri is having a negative effect on social and economic wellbeing.	Retain Objective SD-SP-01.
Setar Thirty Six Limited (S168)	S168.003	Economic and Social Wellbeing	SD-SP-01	Support	The strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Objective SD-SP-01
Matauri Trustee Limited (S243)	S243.005	Economic and Social Wellbeing	SD-SP-01	Support	This strategic objective is supported	Retain Objective SD-SP-01
Kristine Kerr (S302)	S302.001	Economic and Social Wellbeing	SD-SP-01	Support in part	Sense of place is not just about local iwi, it's about creating a sustainable and vibrant community for all. Design guidelines, town heirachies and types of shop/ services located in each area needs to be set out.	Amend to provide for design guidelines for urban design and form, identify heirachy of towns and districts with suitable design measures, and plan the specific type of services and facilities to be offered.
P S Yates Family Trust (S333)	S333.004	Economic and Social Wellbeing	SD-SP-01	Support	These strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Strategic Objectives SD-SP-01 - SD-EP-05

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Sarah Ballantyne and Dean Agnew (S386)	S386.003	Economic and Social Wellbeing	SD-SP-O1	Support in part	Objective SD-SP-O1 is considered to be too vague and does not provide sufficient direction for plan users or decision-makers. The objective does not distinguish between urban or rural environments or provide direction on what characteristics or qualities make up a 'sense of place'. There are no qualifying features of the objective to direct plan users or decision makers on whether this objective is or is not being achieved. Further, the objective is considered to inadequately align with Objective 4, Policy 6 or 8 of the NPS-UD. In the absence of section 32 evaluation of the appropriateness of these objectives, it is unclear what is meant by a 'sense of place' or what this outcome achieves.	Amend objective SD-SP-O1 to assist plan users and decision makers to understand what makes up a 'sense of place'.
Setar Thirty Six Limited (S168)	S168.004	Economic and Social Wellbeing	SD-SP-O2	Support	The strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Objective SD-SP-O2
Wendover Two Limited (S222)	S222.011	Economic and Social Wellbeing	SD-SP-O2	Support	These strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Strategic Objectives SD-SP-O2
Matauri Trustee Limited (S243)	S243.006	Economic and Social Wellbeing	SD-SP-O2	Support	This strategic objective is supported	Retain Objective SD-SP-O2
Kapiro Conservation Trust (S442)	S442.049	Economic and Social Wellbeing	SD-SP-O2	Support	No reason stated	Retain SD-EP-O2.
Kāinga Ora Homes and Communities (S561)	S561.013	Economic and Social Wellbeing	SD-SP-O2	Support	Kāinga Ora note that as Māori make up 40% of the District's population and 17% of the District's land is Māori land, enabling development will support the wellbeing of Tangata Whenua now and into the future.	Retain SD-SP-O2 be notified
Kairos Connection Trust and Habitat for Humanity Northern	S138.002	Economic and Social Wellbeing	SD-SP-O3	Support in part	Agree that community wellbeing is heightened by a sense of place and that the ability to live and work in the same settlement contributes to social and economic wellbeing. Housing affordability in urban settlements, particularly Kerikeri is having a negative effect on social and economic wellbeing.	Retain Objective SD-SP-O3.

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Region Ltd (S138)						
Manulife Forest Management (NZ) Ltd (S160)	S160.008	Economic and Social Wellbeing	SD-SP-03	Support	The submitter considers that SD-SP-03 recognises the value and importance of primary production activities across the Far North District and the cultural, social, environmental and economic wellbeing the sector brings to the district. Primary production provides employment, recreation and economic benefits to the region. It is important to recognise this and ensure equitable opportunities for all primary producers.	Retain SD-SP-03 as currently written.
Setar Thirty Six Limited (S168)	S168.005	Economic and Social Wellbeing	SD-SP-03	Support	The strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Objective SD-SP-03.
Wendover Two Limited (S222)	S222.012	Economic and Social Wellbeing	SD-SP-03	Support	These strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Strategic Objectives SD-SP-03
Matauri Trustee Limited (S243)	S243.007	Economic and Social Wellbeing	SD-SP-03	Support	This strategic objective is supported	Retain Objective SD-SP-03
Setar Thirty Six Limited (S168)	S168.006	Economic and Social Wellbeing	SD-SP-04	Support	The strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain objective SD-SP-04
Wendover Two Limited (S222)	S222.013	Economic and Social Wellbeing	SD-SP-04	Support	These strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Strategic Objectives SD-SP-04
Matauri Trustee Limited (S243)	S243.008	Economic and Social Wellbeing	SD-SP-04	Support	This strategic objective is supported	Retain Objective SD-SP-04
Our Kerikeri Community Charitable Trust (S271)	S271.006	Economic and Social Wellbeing	SD-SP-04	Support in part	Integrated transport planning is a critical component to ensuring a coordinated response to land use development and good urban design outcomes. Encouraging multi modal transport (e.g. cycling, walking and public transport), as a	Amend SD-EP-04 People, businesses and places are connected digitally and through multi modal integrated

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					critical element to social and economic well being.	transport network
Waka Kotahi NZ Transport Agency (S356)	S356.004	Economic and Social Wellbeing	SD-SP-O4	Support in part	Support inclusion of transport integrating with land use, however could be improved to better reflect transport outcomes (safety, choice, efficiency etc).	Amend objectives as follows: "People, business and places are connected digitally and through an integrated transport networks that is safe, efficient and sustainable. "
Te Hiku Iwi Development Trust (S399)	S399.018	Economic and Social Wellbeing	SD-SP-O4	Not Stated	The wording of this policy is ambiguous. As written, it implies that the future generations will be adaptive to climate change. We consider that communities and places should be adaptive to climate change to provide for future generations.	Amend Policy SD-SP-04 to read as follows: Promotion of communities and places that will meet the needs for not only the present population but future generations which are adaptive to climate change and that will meet the needs for not only the present population but future generations.
Kapiro Conservation Trust (S446)	S446.006	Economic and Social Wellbeing	SD-SP-O4	Support in part	Integrated transport planning is a critical component to ensuring a coordinated response to land use development and good urban design outcomes. As noted earlier, it is considered that this is difficult to implement when strategic and spatial direction is lacking as the opportunity for triggers at development stage is missed and it sought that place holder are included throughout the plan to hold a place for the development of such documents (noting that the Transport Strategy does not appear to currently spatially identify any future transport networks). Without such guiding documents, it is unclear how the outcome sought by SD-EP-O4 will be achieved, particularly given that there are no policies	Amend SD-EP-04 - People, businesses and places are connected digitally and through multi modal integrated transport network

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					associated with these objectives. Encouraging multi modal transport (e.g. cycling, walking and public transport), as a critical element to social and economic well being. Accordingly the following amendment to SD-EP-04 is sought.	
Te Waka Pupuri Putea Trust (S477)	S477.009	Economic and Social Wellbeing	SD-SP-04	Not Stated	As Kaitiaki, we are and have been acutely aware of the degradation of Papatuanuku (Earth mother) and all living things between her and Ranginui (Sky Father) and the unavoidable consequences that can be generally categorised as Climate Change issues since pre-colonial times until present.	Amend the Plan as required to be forward-thinking regarding climate-related issues as the geography of our rohe makes us more susceptible to these issues and their potentially dire consequences
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.006	Economic and Social Wellbeing	SD-SP-04	Support in part	Integrated transport planning is a critical component to ensuring a coordinated response to land use development and good urban design outcomes. Encouraging multi modal transport (e.g. cycling, walking and public transport), as a critical element to social and economic well being.	Amend SD-EP-04 People, businesses and places are connected digitally and through multi modal integrated transport network
Carbon Neutral NZ Trust (S529)	S529.071	Economic and Social Wellbeing	SD-SP-04	Support in part	Integrated transport planning is a critical component to ensuring a coordinated response to land use development and good urban design outcomes. Encouraging multi modal transport (e.g. cycling, walking and public transport), as a critical element to social and economic well being	Amend SD-EP-04 (inferred) People, businesses and places are connected digitally and through multi modal integrated transport network
Setar Thirty Six Limited (S168)	S168.007	Economic and Social Wellbeing	SD-EP-01	Support	The strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Objective SD-EP-01
Wendover Two Limited (S222)	S222.014	Economic and Social Wellbeing	SD-EP-01	Support	These strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Strategic Objectives SD-EP-01
Matauri Trustee Limited (S243)	S243.009	Economic and Social Wellbeing	SD-EP-01	Support	This strategic objective is supported	Retain Objective SD-EP-01
Merata Kawharu Taituha, Renata Tane,	S389.016	Economic and Social Wellbeing	SD-EP-01	Support in part	As recognised elsewhere, there will be costs with adapting to climate change. Māori businesses will not be immune from these. Given the emphasis in the objective on the Māori	Amend Objective SD-EP-01 as follows: A high-earning diverse local economy which is sustainable and

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Albie Apiata, Billie Taituha and Hirini Tane (S389)					economy (and that much of this economy in the region is land-based), it will be important to ensure that the businesses are supported in the transition to a low carbon/low emissions economy, i.e., to become 'sustainable', and 'resilient'. It is important to state these matters explicitly. Resilience and sustainability is not just couched in economic terms.	resilient to economic downturns, with the District's Māori economy making a significant contribution, supporting Māori businesses in adapting to climate change particularly where there are costs.
Te Hiku Iwi Development Trust (S399)	S399.019	Economic and Social Wellbeing	SD-EP-O1	Not Stated	The Far North economy is heavily reliant on a healthy environment. The environment is not mentioned in any of these policies	Amend Objective SD-EP-01 as follows: A high-earning diverse local economy which is environmentally and economically sustainable and resilient to economic downturns, with the District's Māori economy making a significant contribution.
Northland Federated Farmers of New Zealand (S421)	S421.014	Economic and Social Wellbeing	SD-EP-O1	Support in part	In respect of the objectives for economic prosperity, Federated Farmers believes that it is more appropriate for the Council to recognise and provide for a high-earning diverse local economy which would include enabling the Māori economy to make a significant contribution. As written, objective SD-EP-O1 is unclear and slightly confusing. Is the purpose of the objective to enable Māori enterprises so that these enterprises can make a significant contribution to the district's economy? If this is what is actually intended, then it is more appropriate for an objective to be included which specifically refers to enabling and supporting Māori initiatives within the district's economy. It is also felt that the objective as currently drafted places an unfair burden on Māori initiatives and enterprises to contribute to the district's economy. It is inappropriate to place such an	Amend Objective SD-EP-O1 as follows: A high-earning diverse local economy which is sustainable and resilient to economic downturns; with the District's Māori economy making a significant contribution. contribution.

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					emphasis on one aspect of the district economy's without having the appropriate information that the contribution sought is achievable.	
Kapiro Conservation Trust (S442)	S442.048	Economic and Social Wellbeing	SD-EP-O1	Support	No reason stated.	Retain SD-EP-O1.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.028	Economic and Social Wellbeing	SD-EP-O1	Support		Retain
Horticulture New Zealand (S159)	S159.026	Economic and Social Wellbeing	SD-EP-O2	Support in part	The district's economic and social wellbeing, including social and economic prosperity should include existing and new industries	Amend Objective SD-EP-O2 as follows: Existing and new industries and enterprises are supported and continue to prosper under volatile and changing economic conditions.
Setar Thirty Six Limited (S168)	S168.008	Economic and Social Wellbeing	SD-EP-O2	Support	The strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Objective SD-EP-O2
Wendover Two Limited (S222)	S222.015	Economic and Social Wellbeing	SD-EP-O2	Support	These strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Strategic Objectives SD-EP-O2
Matauri Trustee Limited (S243)	S243.010	Economic and Social Wellbeing	SD-EP-O2	Support	This strategic objective is supported	Retain Objective SD-EP-O2
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.029	Economic and Social Wellbeing	SD-EP-O2	Support		Retain

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Ballance Agri-Nutrients Limited (S143)	S143.004	Economic and Social Wellbeing	SD-EP-O3	Support	Ballance supports protecting ecosystems particularly via weed and pest control	retain the objective SD EP - O3
Setar Thirty Six Limited (S168)	S168.009	Economic and Social Wellbeing	SD-EP-O3	Support	The strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing	Retain Objective SD-EP-O3
Wendover Two Limited (S222)	S222.016	Economic and Social Wellbeing	SD-EP-O3	Support	These strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Strategic Objectives SD-EP-O3
Matauri Trustee Limited (S243)	S243.011	Economic and Social Wellbeing	SD-EP-O3	Support	This strategic objective is supported	Retain Objective SD-EP-O3
Kapiro Conservation Trust (S442)	S442.050	Economic and Social Wellbeing	SD-EP-O3	Support	No reason stated.	Retain SD-EP-O3.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.030	Economic and Social Wellbeing	SD-EP-O3	Support		Retain
Setar Thirty Six Limited (S168)	S168.010	Economic and Social Wellbeing	SD-EP-O4	Support	The strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Objective SD-EP-O4
Wendover Two Limited (S222)	S222.017	Economic and Social Wellbeing	SD-EP-O4	Support	These strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Strategic Objectives SD-EP-O4
Matauri Trustee Limited (S243)	S243.012	Economic and Social Wellbeing	SD-EP-O4	Support	This strategic objective is supported	Retain Objective SD-EP-O4
Pou Herenga Tai Twin Coast Cycle Trail	S425.008	Economic and Social Wellbeing	SD-EP-O4	Support in part	Ensuring integrated transport planning which includes multi modal solutions, is a critical component to establishing a coordinated response to land use development and good	amend SD-EP-O4 - People, businesses and places are connected digitally and through multi modal

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Charitable Trust (S425)					urban design outcomes.As noted in sub#5 of this submission the lack of policies makes it difficult to understand how the outcome sought by SD-EP-O4 will be achieved. Given the lack of spatial planning documents identifying these strategic networks, policy direction starting with the Strategic Direction Chapter is critical to ensuring connectivity.	integrated transport network. Include corresponding policy to SD-EP-O4 regarded integrated transport networks: SD-SP-PXTo ensure multi modal integrated transport networks by:a. Requiring Integrated Transport Assessments at the time of subdivision.b. Ensuring that provision is made for planned future transport networks at the time of land use and development.
Kapiro Conservation Trust (S442)	S442.051	Economic and Social Wellbeing	SD-EP-O4	Support	No reason stated.	Retain SD-EP-O5.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.031	Economic and Social Wellbeing	SD-EP-O4	Support		Retain
Setar Thirty Six Limited (S168)	S168.011	Economic and Social Wellbeing	SD-EP-O5	Support	The strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain objective SD-EP-O5
Wendover Two Limited (S222)	S222.018	Economic and Social Wellbeing	SD-EP-O5	Support	These strategic objectives are supported, in particular the encouragement of opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	Retain Strategic Objectives SD-EP-O5
Matauri Trustee Limited (S243)	S243.013	Economic and Social Wellbeing	SD-EP-O5	Support	This strategic objective is supported	Retain Objective SD-EP-O5

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Kapiro Conservation Trust (S442)	S442.052	Economic and Social Wellbeing	SD-EP-O5	Support in part	RMA, s6(a) says preserve natural character and it includes waterbodies and their margins. RMA s6(b) says protect ONL and ONFs. In order to preserve something they must first be identified if they have not been already.	Amend ..."The natural character of the coastal environment, waterbodies and their margins are preserved , and outstanding natural features and landscapes are identified and managed to ensure their long-term protection for future generations."
Te Waka Pupuri Putea Trust (S477)	S477.010	Economic and Social Wellbeing	SD-EP-O5	Not Stated	As Kaitiaki, we are and have been acutely aware of the degradation of Papatuanuku (Earth mother) and all living things between her and Ranginui (Sky Father) and the unavoidable consequences that can be generally categorised as Climate Change issues since pre-colonial times until present.	Amend the Plan as required to be forward-thinking regarding climate-related issues as the geography of our rohe makes us more susceptible to these issues and their potentially dire consequences
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.032	Economic and Social Wellbeing	SD-EP-O5	Support in part	RMA, s6(a) says preserve natural character and it includes waterbodies and their margins. RMA s6(b) says protect ONL and ONFs. In order to preserve something they must first be identified if they have not been already	Amend ...The natural character of the coastal environment, waterbodies and their margins are preserved , and outstanding natural features and landscapes are identified and managed to ensure their long-term protection for future generations
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.033	Economic and Social Wellbeing	SD-EP-O5	Support in part	In order to protect something they must first be identified if they have not been already. This may have been a typo as well given that the objective has an 'and' in front of 'protected' which implies that something is missing from this objective	Amend ... fauna and are identified and protected ...
Kāinga Ora Homes and	S561.014	Economic and Social Wellbeing	SD-EP-O5	Support in part	Kāinga Ora note that not only will there be financial costs arising from a changing climate, but also there will be a need to carrying out	Amend SD-EP-O5 (inferred) A district economy that is responsive, resilient and adaptive

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Communities (S561)					economic activity in different ways than is currently practiced.	to the financial costs of and changing economic activity driven by a changing climate.
Neil Construction Limited (S349)	S349.004	Urban Form and Development	Overview	Oppose	A better outcome in these circumstances is to utilise the land more efficiently for rural residential use, adding much needed housing to Kerikeri in a way that does not impose any burden on the community in terms of providing or funding infrastructure.	Delete the Overview or amend to reinforce the importance of additional rural residential development in meeting the District's objectives in respect of urban form and development
Sarah Ballantyne and Dean Agnew (S386)	S386.004	Urban Form and Development	Overview	Support in part	Ballantyne and Agnew support the intention of the Urban Form and Development chapter, and considers this can be improved with the incorporation of a centres hierarchy that demonstrates how growth in the Far North will be directed under the district plan. Further, the overview does not provide any direction on how the different urban zones, whether they be urban or residential, integrate to either support or relate to each other. There is no consideration of the transportation network and how this key infrastructure asset contributes to urban form, development and growth.	Amend the Urban Form and Development Chapter overview and objectives to at a minimum incorporate the following: <ul style="list-style-type: none"> - Centres hierarchy - to inform how towns will respond to and provide for growth; - Centres hierarchy that informs how and where rural lifestyle, rural residential and settlement zoning, and at what point it will be provided; - Clear objectives that outline the purpose of business land and how activities anticipated in this environment are sufficiently provided for; and - Recognition of the transport network and the key role it plays in connecting these places, people and goods to the local, regional, national and global market.
Kapiro Conservation Trust (S442)	S442.042	Urban Form and Development	Overview	Support in part	The overview in these section repeat problematic words from the Strategic Directions Overview. It's not clear why this statement need to be repeated in every section when it is found in the strategic overview.	Delete from each sections overview: ... For the purposes of preparing, changing, interpreting and implementing the District Plan all other

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						<p>objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives.</p> <p>If it is preferred by the decision maker then replace with the desired wording for the Strategic Overview</p> <p>For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the development of the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation (including the determination of resource consent applications and notices of requirement): a) the strategic objectives may provide guidance on what the related objectives and policies in other chapters of the District Plan are seeking to achieve; and b) the relevant objectives and policies of the District Plan (including strategic objectives in this chapter) are to be</p>

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						<p>considered together and no fixed hierarchy exists between them.</p>
<p>Royal Forest and Bird Protection Society of New Zealand (S511)</p>	<p>S511.022</p>	<p>Urban Form and Development</p>	<p>Overview</p>	<p>Support in part</p>	<p>The overview in these section repeat problematic words from the Strategic Directions Overview. It's not clear why this statement need to be repeated in every section when it is found in the strategic overview.</p>	<p>Delete from each sections overview: ... For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives.</p> <p>If it is preferred by the decision maker then replace with the desired wording for the Strategic Overview For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the development of the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation (including the determination of resource consent applications and notices of requirement): a) the strategic objectives may</p>

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						provide guidance on what the related objectives and policies in other chapters of the District Plan are seeking to achieve; and b) the relevant objectives and policies of the District Plan (including strategic objectives in this chapter) are to be considered together and no fixed hierarchy exists between them
Kiwi Fresh Orange Company Limited (S554)	S554.001	Urban Form and Development	Overview	Oppose	The PDP should be amended to give effect to the NPS-UD, particularly to enable development that can provide for and contribute to a well-functioning urban environment for Kerikeri / Waipapa. Far North District Council is a Tier 3 territorial authority because it has all of an urban environment in its district. Kerikeri and Waipapa area is considered to be an urban environment now because it is predominantly urban in character and is or is intended to be part of a housing and labour market of at least 10,000 people. Refer to the Economic Assessment, prepared by Urban Economics in the full submission.	Amend the assessment against the NPS-Urban Development and confirm that Kerikeri is an "urban environment" given the existing urban character, existing population and projected population in the medium term and classify Far North District Council as a Tier 3 local authority.
Summerset Group Holdings Limited (S218)	S218.001	Urban Form and Development	Objectives	Not Stated	expresses support for the submission of the Retirement Villages Association of New Zealand (submission 520) in its entirety	Insert new strategic objective SD-UFD-OXX: Recognise and enable the housing and care needs of the ageing population.
Margaret Sheila Hulse and John Colin Hulse (S247)	S247.002	Urban Form and Development	Objectives	Not Stated	We are concerned that no further residential subdivisions should be approved before there is enough medical infrastructure within Kerikeri and Waipapa areas to support extra families living here. Our chief concern is that the focal GP practices have closed their books to new	insert new policy Avoid subdivision and development that would enable housing and population growth in areas where primary medical care services are not available or

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					patients, and with more people being allowed to settle here they will not be covered with adequate medical facilities- should they need it, despite being-told to the contrary. A number of local residents have agreed with us that this is an ongoing issue which will get worse if not addressed	inadequate to support the wellbeing, health and safety of additional people."
Our Kerikeri Community Charitable Trust (S271)	S271.008	Urban Form and Development	Objectives	Not Stated	The District urban centers have been ad hoc developed, in most cases resulting in poor urban design outcomes. The objective in this chapter does this to an extent, but an additional objective should be included that expressly identifies the importance of urban design in insuring good urban form and development. See suggested wording for new objective and corresponding policy.	Insert an additional objective and policy that acknowledges the importance of urban design in achieving integrated development and good urban form and development outcomes. SD-UFD-OXXUrban growth and development is high quality and responds positively to the local context and outcomes expected for the zone.SD-UFD-PXXTo manage change in urban environments by ensuring a high level of amenity through quality urban design by:a. Identifying areas where active frontages are required to support a vibrant and pedestrianized environmentb. Requiring development in urban centers to show how they will contribute to a connected, distinctive attractive, appropriate, sustainable and safe urban form.c. Ensuring that development responds

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						to local context, including through alignment with relevant spatial or strategic document.
Neil Construction Limited (S349)	S349.005	Urban Form and Development	Objectives	Oppose	A better outcome in these circumstances is to utilise the land more efficiently for rural residential use, adding much needed housing to Kerikeri in a way that does not impose any burden on the community in terms of providing or funding infrastructure.	Delete Objectives SD-UFD-O1, SD-UFD-O2, SD-UFD-O3, and SD-UFD-O4 or amend to reinforce the importance of additional rural residential development in meeting the District's objectives in respect of urban form and development
Waka Kotahi NZ Transport Agency (S356)	S356.009	Urban Form and Development	Objectives	Not Stated	Consider adding new objectives:- to support good urban design including good accessibility for all people between housing, jobs, community services, recreational spaces, including by way of active and public transport where practicable; - the provision of a range of zones to meet the demands of the district and support wellbeing;	Insert new objectives to address: - good urban design, including good accessibility for all people between housing, jobs, community services, recreational spaces, including by way of active and public transport where practicable; and - provision for a range of zones to meet expected demand for the district and to support wellbeing.
Kapiro Conservation Trust (S442)	S442.055	Urban Form and Development	Objectives	Support in part	The objectives lack recognition of the importance of indigenous biodiversity in relation to urban development. This includes protecting and maintaining indigenous biodiversity and recognizing the value of it to communities and to achieving well functioning urban environments. The NPSUD 2020 includes a number of considerations for well-functioning urban environments but this is not an exclusive list. Indigenous biodiversity is not only appropriate within urban areas for its own sake but also to provide for social and cultural wellbeing and making these environments attractive. It should be clear at a strategic level within the plan that urban development and infrastructure is	Insert an addition clause to SD-UFD as follows: Urban growth and development incorporates and sustains indigenous biodiversity.

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					intended to be provided in a way that incorporates and sustains indigenous biodiversity.	
Kapiro Conservation Trust (S446)	S446.008	Urban Form and Development	Objectives	Not Stated	The District urban centers have been ad hocly developed, in most cases resulting in poor urban design outcomes. This chapter provides the first opportunity for a 'top down' approach to ensure that this is not the case going forward and that integrated development resulting in good urban design outcomes is achieved. The objective in this chapter to this to an extent, but an additional objective should be included that expressly identifies the importance of urban design in insuring good urban form and development. See suggested wording for new objective and corresponding policy.	Insert additional objective that acknowledged the importance of urban design in achieving integrated development and good urban form and development outcomes. SD-UFD-OUrban growth and development is high quality and responds positively to the local context and outcomes expected for the zone. SD-UFD-PXTo manage change in urban environments by ensuring a high level of amenity through quality urban design by: a. Identifying areas where active frontages are required to support a vibrant and pedestrianized environmentb. Requiring development in urban centers to show how they will contribute to a connected, distinctive attractive, appropriate, sustainable and safe urban form.c. Ensuring that development responds to local context, including through alignment with relevant spatial or strategic

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						document.
Waiaua Bay Farm Limited (S463)	S463.006	Urban Form and Development	Objectives	Support	In the KCZ s32 report Council outlines its reservations about retaining a provision like ODP policy 18.7.4.9.WBF continues to hold the view that given the significance of the various Special Purposes Zones to the Far North district, it is appropriate to recognise the Special Purposes Zones in the Strategic Direction chapter.WBF proposes that policy guidance be included to address circumstances where a proposal on land adjoining a Special Purpose Zone may adversely affect the special values in, or functions of, the adjoining Special Purpose Zone.For want of a better option, the proposed policy is suggested to be added to the UFD policies of the Strategic Direction chapter, but WBF is open to alternative place in the chapter.	Insert a new UFD objective in the Strategic Direction chapter as follows: Activities on land adjoining a Special Purpose Zone are managed to have regard to, and avoid or mitigate potential adverse effects on, the unique values or functions of the Special Purpose Zone.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.035	Urban Form and Development	Objectives	Support in part	The objectives lack recognition of the importance of indigenous biodiversity in relation to urban development. This includes protecting and maintaining indigenous biodiversity and recognizing the value of it to communities and to achieving well functioning urban environments. The NPSUD 2020 includes a number of considerations for well-functioning urban environments but this is not an exclusive list. Indigenous biodiversity is not only appropriate within urban areas for its own sake but also to provide for social and cultural wellbeing and making these environments attractive. It should be clear at a strategic level within the plan that urban development and infrastructure is intended to be provided in a way that incorporates and sustains indigenous biodiversity	Insert an additional clause to SD-UFD as follows: Urban growth and development incorporates and sustains indigenous biodiversity
Ngā Tai Ora - Public Health Northland (S516)	S516.021	Urban Form and Development	Objectives	Not Stated	Natural hazards have significant implications for public health. Climate change is a significant challenge facing the world, and the PDP needs to have clear strategic direction about how the risk and implications of climate change and other natural hazards are going to be managed in	Insert new objective as follows: Minimise the risks, impacts and costs of natural hazard events on people,

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					future subdivision and development. The PDP must acknowledge and minimise the risks and impacts of natural hazards, including the influence of climate change, on people, property and infrastructure, consistent with objective 3.13 Natural hazard risk of the Northland Regional Policy Statement. SD-UFD-O4 is inconsistent with proposed NH-O1 and NH-O2 which seek to manage/minimise risk from natural hazards rather than adapt to natural hazards.	communities and the natural and built environment in Far North District.
Retirement Villages Association of New Zealand Incorporated (S520)	S520.001	Urban Form and Development	Objectives	Not Stated	Seek an objective to provide for the housing and care needs of the ageing population;	Insert new strategic objective SD-UFD-OXX: Recognise and enable the housing and care needs of the ageing population.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.008	Urban Form and Development	Objectives	Not Stated	The District urban centers have been ad hocly developed, in most cases resulting in poor urban design outcomes. The objective in this chapter does this to an extent, but an additional objective should be included that expressly identifies the importance of urban design in insuring good urban form and development. See suggested wording for new objective and corresponding policy.	Insert an additional objective and policy that acknowledges the importance of urban design in achieving integrated development and good urban form and development outcomes. SD-UFD-OXX Urban growth and development is high quality and responds positively to the local context and outcomes expected for the zone. SD-UFD-PXX To manage change in urban environments by ensuring a high level of amenity through quality urban design by: a. Identifying areas where active frontages are required to support a vibrant and pedestrianized

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						<p>environmentb. Requiring development in urban centers to show how they will contribute to a connected, distinctive attractive, appropriate, sustainable and safe urban form.c. Ensuring that development responds to local context, including through alignment with relevant spatial or strategic document.</p>
<p>Carbon Neutral NZ Trust (S529)</p>	<p>S529.073</p>	<p>Urban Form and Development</p>	<p>Objectives</p>	<p>Not Stated</p>	<p>The District urban centers have been ad hocly developed, in most cases resulting in poor urban design outcomes.The objective in this chapter does this to an extent, but an additional objective should be included that expressly identifies the importance of urban design in insuring good urban form and development. See suggested wording for new objective and corresponding policy.</p>	<p>Insert an additional objective and policy that acknowledges the importance of urban design in achieving integrated development and good urban form and development outcomes.SD-UFD-OXXUrban growth and development is high quality and responds positively to the local context and outcomes expected for the zone.SD-UFD-PXXTo manage change in urban environments by ensuring a high level of amenity through quality urban design by:a. Identifying areas where active frontages are required to support a vibrant and pedestrianized environmentb. Requiring</p>

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						development in urban centers to show how they will contribute to a connected, distinctive attractive, appropriate, sustainable and safe urban form.c. Ensuring that development responds to local context, including through alignment with relevant spatial or strategic document.
Kāinga Ora Homes and Communities (S561)	S561.018	Urban Form and Development	Objectives	Support in part	Support the objectives as notified, with the addition of a new policy which supports higher density residential development within a walkable catchment surrounding Kerikeri Town Centre.	Insert new Objective SD-UFD-O5 Enable higher residential intensification in the area within moderate walking distance around Kerikeri Town Centre.
Kairos Connection Trust and Habitat for Humanity Northern Region Ltd (S138)	S138.003	Urban Form and Development	SD-UFD-O1	Support in part	Agree that the wellbeing of people who live in the Far North should be prioritised when it comes to planning places and spaces, and that affordable housing should be available to those living in the District on low-moderate incomes. Based on the local experience of Kairos in communication with Ngati Rehia hapu, and other community housing providers, these incomes groups are being 'squeezed out' of Kerikeri by market housing prices without due consideration for locals and single parent families on low-moderate incomes. Achieving economic prosperity objective SD-EP-O1 is dependent on businesses having access to a diverse local workforce for in particular, horticulture, tourism and hospitality and various care-based services.	Retain Objective SD-UFD-O1

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Margaret Sheila Hulse and John Colin Hulse (S247)	S247.001	Urban Form and Development	SD-UFD-O1	Support	We support this objective. However, this objective needs stronger implementation. in-policies and rules-in the plan; particularly by identifying the availability of primary medical care as an important component of social wellbeing. Separate submissions refer to this.	Retain objective SD-UFD -O1
Creative Northland (S300)	S300.003	Urban Form and Development	SD-UFD-O1	Support	<p>To consider the wellbeing of the people who live in and visit towns in the Far North is to have a well understood voice or representation of outcomes. Often wellbeing can be measured through place making and the significance of creativity within the community as a strong vein that weaves community together. Creative Northland are able to instill through a strategy a national understanding that Creative NZ have for community- this is Whiria te Tangata, whiria nga toi, whiria nga hapori (Weave the people, weave the arts, weave the community) for a thriving community.</p> <p>Creativity activates inclusivity and connection on many levels and in the many forms it can represent and be experienced.</p> <p>To unite a multifaceted community I stand to make sure creativity is alive and evident in our towns to aid the wellbeing of the people of Te Tai Tokerau. These outcomes should encompass cultural practice and inclusion for all so there is cultural integrity leadership and practice to always have place within community as an expression of wellbeing.</p> <p>A key outcome would be to instill education around wellbeing and how access to the arts is a vehicle for this outcome. This in-turn will develop greater identity, economic growth and opportunity for those visiting who know and can feel the community spirit expressed through art outcomes and access opportunities.</p>	<p>Greater education of wellbeing across community for all ages- What does this look like from council? Work with Creative Northland to generate more opportunities of participation and access within community using arts as a vehicle to increase wellbeing for individuals and community. Provide opportunity for rural community to access opportunities that are in main centres to empower and inspire growth and potential opportunity for new economic & social development & equity.</p>
Waka Kotahi NZ Transport Agency (S356)	S356.005	Urban Form and Development	SD-UFD-O1	Support in part	SD-UFD-O1 is unclear and appears to be difficult to interpret within an RMA decision making process. Consider deleting this objective or amend to provide more clarity and certainty, perhaps more in line with NPS-UD Objective 1.	Amend objectives to provide more clarity on how it might be implemented.

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Sarah Ballantyne and Dean Agnew (S386)	S386.005	Urban Form and Development	SD-UFD-O1	Oppose	This objective is considered to be in conflict with Part II of the RMA, and affords people priority over other natural and physical resources that form the environmental. Ballantyne & Agnew oppose this objective as it is not suitably balanced, and provides a pathway for perverse outcomes.	Delete objective SD-UFD-O1
Te Hiku Iwi Development Trust (S399)	S399.012	Urban Form and Development	SD-UFD-O1	Not Stated	In accordance with our submission relating to the inclusion in the overview of a paragraph relating to the special nature of the relationship between tangata whenua and the land, we suggest an amendment to Policy TW-P3 to recognise this relationship	Amend point c. of Policy TW-P3 as follows: c. recognising that sites and areas of significance to Māori are associated with a wider cultural landscape which not only holds significance to tangata whenua, but also contributes to their sense of identity and sustaining their wellbeing. Alternatively, Objective SD-UFD- O1 could be amended to explicitly mention tangata whenua as follows: The wellbeing of people who live in and visit towns in the Far North and the special relationship of tangata whenua with the land is considered first when it comes to planning places and spaces.
Kairos Connection Trust and Habitat for Humanity Northern Region Ltd (S138)	S138.004	Urban Form and Development	SD-UFD-O2	Support in part	Agree that the wellbeing of people who live in the Far North should be prioritised when it comes to planning places and spaces, and that affordable housing should be available to those living in the District on low-moderate incomes. Based on the local experience of Kairos in communication with Ngati Rehia hapu, and other community housing providers, these incomes	Retain Objective SD-UFD-O2

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					groups are being 'squeezed out' of Kerikeri by market housing prices without due consideration for locals and single parent families on low-moderate incomes. Achieving economic prosperity objective SD-EP-O1 is dependent on businesses having access to a diverse local workforce for in particular, horticulture, tourism and hospitality and various care-based services.	
Waka Kotahi NZ Transport Agency (S356)	S356.006	Urban Form and Development	SD-UFD-O2	Support	not stated	Retain SD-UFD-O2 as notified
Sarah Ballantyne and Dean Agnew (S386)	S386.006	Urban Form and Development	SD-UFD-O2	Support in part	Ballantyne & Agnew support the intention of this objective, and consider this direction would be strengthened by incorporating a centres hierarchy into the objective or by including a separate one. This would take into account existing reticulated networks, established town populations, workforces and projected growth for both business and housing land. Furthermore, it is noted that these objectives have not been evaluated in either the Overview Section 32 Report or Urban Environment Section 32 therefore it is unclear whether these objectives are the most appropriate and achieve the sustainable management purpose of the RMA	Either amend SD-UFD-02 or add a new objective to establish a centres hierarch for Far North's small, medium and larger town centres.
Waiaua Bay Farm Limited (S463)	S463.005	Urban Form and Development	SD-UFD-O2	Oppose	Certain Special Purpose Zones were specifically established beyond the urban zone extents to provide for unique developments not able to be realised by standard zones. If Council considers that residential and/or commercial activities in Special Purpose Zones does not constitute "urban growth and development", this should be clarified. Otherwise, this policy may be incorrectly applied to development proposals in non-urban Special Purpose Zones.	Amend Objective SD-UFD-O2 as follows: SD-UFD-O2 Urban growth and development in the urban zones is consolidated around existing reticulated networks within town centres, supporting a more compact urban form, affordability and providing for a mix of housing typologies.

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Top Energy Limited (S483)	S483.027	Urban Form and Development	SD-UFD-O2	Support	Top Energy support a compact urban form consolidated around existing reticulated networks as this is more efficiently serviced by electricity and telecommunications infrastructure than sprawling development in rural areas.	Retain Objective SD-UFD-O2
Fire and Emergency New Zealand (S512)	S512.009	Urban Form and Development	SD-UFD-O2	Support	Fire and Emergency support development being appropriately serviced by infrastructure. As towns grow, demand on water supply increases. In particular, while current infrastructure may be sufficient to continue providing for drinking water needs, it may not provide the pressure required for firefighting to meet anticipated housing demand. Therefore, Fire and Emergency support these objectives. Fire and Emergency support the consideration of natural hazards and climate change. Managing these risks will reduce the incidence of, and associated risk to life and property, and prevent or limit injury, damage to property, land and the environment.	retain SD-UFD-O2
Ngā Tai Ora - Public Health Northland (S516)	S516.019	Urban Form and Development	SD-UFD-O2	Support	Ngā Tai Ora endorses enabling urban consolidation and intensification of existing centres/settlements while avoiding sprawling into productive rural areas. A compact urban form results in efficiencies in the provision of public transport and community cohesion, and ultimately is beneficial in terms of achieving positive public health outcomes.	Retain Objective SD-UFD-O2
Kāinga Ora Homes and Communities (S561)	S561.015	Urban Form and Development	SD-UFD-O2	Support	Kāinga Ora considers that the objective is in accordance with the government direction given through the NPS-UD and enables a choice of housing outcomes with supporting infrastructure.	Retain SD-UFD-O2 as notified.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.009	Urban Form and Development	SD-UFD-O3	Support in part	The submitter supports in part the objective SD-UFD-03 however, the definition of 'development infrastructure' does not include additional infrastructure such as educational facilities and educational facilities are a crucial form of additional infrastructure that is needed to support development. Coordinating educational facilities with the delivery of development will help meet the needs and demand of the local communities. Council has an obligation under the NPS-UD to ensure sufficient additional	Amend the objective SD-UFD-O3 as follows: There is adequate development infrastructure (including additional infrastructure) in place or planned to meet the anticipated demands for community development including the provision of

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					infrastructure (such as educational facilities) is provided with development, and local authorities must be satisfied that additional infrastructure to service the development capacity is likely to be available (see Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation, in particular). The Ministry request additional amendments to SD-UFD-O3 to focus on community development and employment activities.	housing and business employment activities.
Waka Kotahi NZ Transport Agency (S356)	S356.007	Urban Form and Development	SD-UFD-O3	Support in part	Support SD-UFD-O3 with amendments to reference all development, not just housing and business activities and that infrastructure needs to be integrated with land use.	Amend objective as follows: "Adequate development infrastructure in place or planned to meet the anticipated demands for housing and business activities new development. "
Top Energy Limited (S483)	S483.028	Urban Form and Development	SD-UFD-O3	Support	Top Energy supports the requirement for adequate development infrastructure for future housing and business activities.	Retain Objective SD-UFD-O3
Fire and Emergency New Zealand (S512)	S512.010	Urban Form and Development	SD-UFD-O3	Support	Fire and Emergency support development being appropriately serviced by infrastructure. As towns grow, demand on water supply increases. In particular, while current infrastructure may be sufficient to continue providing for drinking water needs, it may not provide the pressure required for firefighting to meet anticipated housing demand. Therefore, Fire and Emergency support these objectives. Fire and Emergency support the consideration of natural hazards and climate change. Managing these risks will reduce the incidence of, and associated risk to life and property, and prevent or limit injury, damage to property, land and the environment.	retain SD-UFD-O3
Ngā Tai Ora - Public Health Northland (S516)	S516.020	Urban Form and Development	SD-UFD-O3	Not Stated	The provision of adequate three waters infrastructure and the provision of electricity and telecommunications infrastructure is a key component of achieving positive public health outcomes for both urban and rural environments. It is important that the provision of this infrastructure is required at a strategic level to	Amend Objective SD-UFD-O3 as follows: Adequate development infrastructure in place or planned to meet the anticipated demands for housing and business

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					ensure that it is properly co-ordinated in future subdivision and development within the District.	activities. Ensure that efficient and effective onsite and reticulated infrastructure is provided in a sustainable manner.
Kāinga Ora Homes and Communities (S561)	S561.016	Urban Form and Development	SD-UFD-O3	Support	The objectives recognises the need for the provision of infrastructure to support growth in urban centres.	Retain SD-UFD-O3 as notified.
Waka Kotahi NZ Transport Agency (S356)	S356.008	Urban Form and Development	SD-UFD-O4	Support	not stated	Retain SD-UFD-O4 as notified
Te Waka Pupuri Putea Trust (S477)	S477.011	Urban Form and Development	SD-UFD-O4	Not Stated	As Kaitiaki, we are and have been acutely aware of the degradation of Papatuanuku (Earth mother) and all living things between her and Ranginui (Sky Father) and the unavoidable consequences that can be generally categorised as Climate Change issues since pre-colonial times until present.	Amend the Plan as required to be forward-thinking regarding climate-related issues as the geography of our rohe makes us more susceptible to these issues and their potentially dire consequences
Fire and Emergency New Zealand (S512)	S512.011	Urban Form and Development	SD-UFD-O4	Support	Fire and Emergency support development being appropriately serviced by infrastructure. As towns grow, demand on water supply increases. In particular, while current infrastructure may be sufficient to continue providing for drinking water needs, it may not provide the pressure required for firefighting to meet anticipated housing demand. Therefore, Fire and Emergency support these objectives. Fire and Emergency support the consideration of natural hazards and climate change. Managing these risks will reduce the incidence of, and associated risk to life and property, and prevent or limit injury, damage to property, land and the environment.	retain SD-UFD-O4
Ngā Tai Ora - Public Health Northland (S516)	S516.022	Urban Form and Development	SD-UFD-O4	Not Stated	Natural hazards have significant implications for public health. Climate change is a significant challenge facing the world, and the PDP needs to have clear strategic direction about how the	Amend Objective SD-UFD-O4 as follows: Urban growth and development is resilient, and adaptive to pre-

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					risk and implications of climate change and other natural hazards are going to be managed in future subdivision and development. The PDP must acknowledge and minimise the risks and impacts of natural hazards, including the influence of climate change, on people, property and infrastructure, consistent with objective 3.13 Natural hazard risk of the Northland Regional Policy Statement. SD-UFD-O4 is inconsistent with proposed NH-O1 and NH-O2 which seek to manage/minimise risk from natural hazards rather than adapt to natural hazards.	empt the impacts from natural hazards or and climate change.
Kāinga Ora Homes and Communities (S561)	S561.017	Urban Form and Development	SD-UFD-O4	Support	The objective acknowledges the real impacts both natural hazards and climate change can have on any urban growth and development, enabling management tools to be put in place.	Retain SD-UFD-O4 as notified.
Kapiro Conservation Trust (S442)	S442.043	Infrastructure and Electricity	Overview	Support in part	The overview in these section repeat problematic words from the Strategic Directions Overview. It's not clear why this statement need to be repeated in every section when it is found in the strategic overview.	Delete from each sections overview: ... For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives. If it is preferred by the decision maker then replace with the desired wording for the Strategic Overview For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the

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						<p>development of the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation (including the determination of resource consent applications and notices of requirement): a) the strategic objectives may provide guidance on what the related objectives and policies in other chapters of the District Plan are seeking to achieve; and b) the relevant objectives and policies of the District Plan (including strategic objectives in this chapter) are to be considered together and no fixed hierarchy exists between them.</p>
<p>Royal Forest and Bird Protection Society of New Zealand (S511)</p>	<p>S511.023</p>	<p>Infrastructure and Electricity</p>	<p>Overview</p>	<p>Support in part</p>	<p>The overview in these section repeat problematic words from the Strategic Directions Overview. It's not clear why this statement need to be repeated in every section when it is found in the strategic overview.</p>	<p>Delete from each sections overview: ... For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives If it is preferred by</p>

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						<p>the decision maker then replace with the desired wording for the Strategic Overview</p> <p>For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the development of the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation (including the determination of resource consent applications and notices of requirement): a) the strategic objectives may provide guidance on what the related objectives and policies in other chapters of the District Plan are seeking to achieve; and b) the relevant objectives and policies of the District Plan (including strategic objectives in this chapter) are to be considered together and no fixed hierarchy exists between them</p>
<p>Transpower New Zealand Ltd (S454)</p>	<p>S454.030</p>	<p>Infrastructure and Electricity</p>	<p>Objectives</p>	<p>Support</p>	<p>Transpower supports the inclusion of SD-IE-O1 and SD-IE-O2 in the FNPDP as they</p>	<p>Retain Objectives SD-IE-O1 and SD-IE-O2</p>

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					appropriately recognise the importance of infrastructure such as the National Grid.	
Manulife Forest Management (NZ) Ltd (S160)	S160.009	Infrastructure and Electricity	SD-IE-01	Support	The submitter supports SD-IE-01. Infrastructure is increasingly important to the primary industry to ensure products can get to market. A robust infrastructure plan is vital to sustain the sector.	Retain SD-IE-01 as currently written.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.010	Infrastructure and Electricity	SD-IE-01	Support in part	The submitter supports in part the objective SD-IE-01 however, the definition of 'infrastructure' does not include additional infrastructure such as educational facilities. Educational facilities are a crucial form of additional infrastructure that is needed to support development. The benefits of educational facilities should be recognised. The submitter wishes to highlight that Council has an obligation under the NPS-UD to ensure sufficient additional infrastructure (such as educational facilities) is provided with development, and local authorities must be satisfied that additional infrastructure to service the development capacity is likely to be available.	Amend the objective SD-IE-01 as follows: The benefits of infrastructure (including additional infrastructure) and renewable electricity generation activities across the district are recognised and provided for, while ensuring their adverse effects are managed.
Waka Kotahi NZ Transport Agency (S356)	S356.010	Infrastructure and Electricity	SD-IE-01	Support	not stated	Retain SD-IE-01 as notified
Top Energy Limited (S483)	S483.029	Infrastructure and Electricity	SD-IE-01	Support	Top Energy supports the acknowledgment of the benefits infrastructure and renewable energy generation activities provide across the District.	Retain Objective SD-IE-01
Radio New Zealand (S489)	S489.009	Infrastructure and Electricity	SD-IE-01	Support	RNZ supports the inclusion of a strategic direction that expressly recognise the benefits of infrastructure	Retain Objective SD-IE-01
Horticulture New Zealand (S159)	S159.028	Infrastructure and Electricity	SD-IE-02	Oppose	The objective seeks that infrastructure is protected from incompatible land use, subdivision and development. The RPS, NPSET and NPSREG do not seek protection.Objective 3.7 of the Northland RPS seeks to: Recognise and promote the benefits of regionally significant infrastructure, (a physical resource), which through its use of natural and physical resources can significantly enhance Northland's economic, cultural, environmental and social wellbeing.Objective 3.8 is:Manage	Amend Objective SD-IE-02 as follows: Recognise and provide for infrastructure and renewable electricity generation activities and ensure that their operation, maintenance and upgrading are not are protected from

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					resource use to: (a) Optimise the use of existing infrastructure (b) Ensure new infrastructure is flexible, adaptable, and resilient, and meets the reasonably foreseeable needs of the community; and (c) Strategically enable infrastructure to lead or support regional economic development and community wellbeing.SD-IE-O2 should be consistent with higher order documents.	incompatible land use, subdivision and development that may compromised their effective operation, maintenance and upgrading. compromised by incompatible subdivision, use and development
Waka Kotahi NZ Transport Agency (S356)	S356.011	Infrastructure and Electricity	SD-IE-O2	Support	not stated	Retain SD-IE-O2 as notified
KiwiRail Holdings Limited (S416)	S416.010	Infrastructure and Electricity	SD-IE-O2	Support in part	KiwiRail supports the objective which should also include maintenance and repair as an essential activity for functioning networks and for consistency with other plan provisions.	Amend Objective SD-IE-O2 as follows: Infrastructure and renewable electricity generation activities are protected from incompatible land use, subdivision and development that may compromise their effective operation, maintenance, repair and upgrading.
Northland Federated Farmers of New Zealand (S421)	S421.016	Infrastructure and Electricity	SD-IE-O2	Oppose	Federated Farmers seeks that appropriate balance between the positive and negative effects from infrastructure and renewable electricity generation is achieved. We have concerns with how SD-IE-O2 is currently worded. At present, the objective seeks to protect infrastructure and renewable electricity generation from incompatible land use.The Resource Management Act 1991 does not prioritise types of land uses. Under the Act, all land uses are required to avoid, remedy, or mitigate their adverse effects. It is not appropriate for an objective in the district plan to seek to elevate certain land uses over others.	Amend Objective SD-IE-O2 as follows: Infrastructure and renewable electricity generation activities are protected from incompatible land use, subdivision and development that may compromise their effective operation, maintenance and upgrading. Land use, subdivision and development that have more than minor

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						effects on the effective operation, maintenance and upgrading of infrastructure and renewable electricity generation are appropriately managed and mitigated.
Top Energy Limited (S483)	S483.030	Infrastructure and Electricity	SD-IE-O2	Support	Top Energy support the recognition of the necessity of protecting infrastructure and renewable electricity generation activities from incompatible land use, subdivision and development.	Retain Objective SD-IE-O2
Radio New Zealand (S489)	S489.010	Infrastructure and Electricity	SD-IE-O2	Support in part	RNZ supports the inclusion of a strategic direction to protect infrastructure from incompatible activities. However it considers amendment is appropriate to specify regionally significant infrastructure and to recognise the need to avoid reverse sensitivity effects	Amend Objective SD-IE-O2 as follows: Infrastructure, in particular regionally significant infrastructure , and renewable electricity generation activities are protected from incompatible land use, subdivision and development, including avoiding reverse sensitivity effects , that may compromise their effective operation, maintenance and upgrading
Neil Construction Limited (S349)	S349.006	Rural Environment	Overview	Oppose	A better outcome in these circumstances is to utilise the land more efficiently for rural residential use, adding much needed housing to Kerikeri in a way that does not impose any burden on the community in terms of providing or funding infrastructure.	delete the overview or amend to remove the inferred primacy of these objectives and policies and emphasise the importance of providing for additional rural residential development in the rural environment.

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Sarah Ballantyne and Dean Agnew (S386)	S386.007	Rural Environment	Overview	Support in part	Ballantyne & Agnew consider the overview and objectives is overly simple and narrow. The overview description does not recognise the diverse and variation within the rural environments or acknowledge the other key qualities and characteristics that make up these areas. The narrow focus of the overview and subsequent objectives to only managing outcomes related to primary production and highly versatile soils fails to adequately reflect the realities of the rural environment or provide sufficient direction on how activities and effects are managed in the PDP.	Amend Strategic Direction - Rural Environment to at a minimum recognise the following within the rural environment: <ul style="list-style-type: none"> - The diverse and variation of the qualities and characteristics within the rural environments; - The small rural settlements that are already established within the rural environment; and - The large tracts of rural lifestyle activities.
Kapiro Conservation Trust (S442)	S442.044	Rural Environment	Overview	Support in part	The overview in these section repeat problematic words from the Strategic Directions Overview. It's not clear why this statement need to be repeated in every section when it is found in the strategic overview.	Delete from each sections overview: ... For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives. If it is preferred by the decision maker then replace with the desired wording for the Strategic Overview For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the development of the more detailed provisions contained in the District Plan. For the

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>purpose of District Plan implementation (including the determination of resource consent applications and notices of requirement): a) the strategic objectives may provide guidance on what the related objectives and policies in other chapters of the District Plan are seeking to achieve; and b) the relevant objectives and policies of the District Plan (including strategic objectives in this chapter) are to be considered together and no fixed hierarchy exists between them.</p>
<p>Royal Forest and Bird Protection Society of New Zealand (S511)</p>	<p>S511.024</p>	<p>Rural Environment</p>	<p>Overview</p>	<p>Support in part</p>	<p>The overview in these section repeat problematic words from the Strategic Directions Overview. It's not clear why this statement need to be repeated in every section when it is found in the strategic overview.</p>	<p>Delete from each sections overview: ...For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives If it is preferred by the decision maker then replace with the desired wording for the Strategic</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>Overview For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the development of the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation (including the determination of resource consent applications and notices of requirement): a) the strategic objectives may provide guidance on what the related objectives and policies in other chapters of the District Plan are seeking to achieve; and b) the relevant objectives and policies of the District Plan (including strategic objectives in this chapter) are to be considered together and no fixed hierarchy exists between them.</p>
<p>PF Olsen Limited (S91)</p>	<p>S91.019</p>	<p>Rural Environment</p>	<p>Objectives</p>	<p>Support</p>	<p>PF Olsen supports SD-RE-O1 and SD-RE-O2 in their application to all primary production.</p>	<p>Retain strategic objectives SD-RE-O1 and SD-RE-O2</p>
<p>Bentzen Farm Limited (S167)</p>	<p>S167.005</p>	<p>Rural Environment</p>	<p>Objectives</p>	<p>Support in part</p>	<p>The Far North rural environment incorporates a diverse range of activities, supported by a range of zones, including rural lifestyle, rural residential and settlement. Significant areas of the rural</p>	<p>Insert the following new Strategic Objective. SD-RE-O2 The importance of non-primary production activities</p>

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					environment are not defined by rural production activities, nor are they suitable for this purpose. Without detracting from the strategic importance expressed in Strategic objectives SD-RE-O1 and SD-REO2, it is appropriate that the strategic objectives also recognise and enable the broader range of activities which occur in rural zones.	in the rural environment to the social, economic and cultural well-being of the district is recognised and provided for.
Setar Thirty Six Limited (S168)	S168.012	Rural Environment	Objectives	Support in part	The Far North is predominantly a rural environment. This environment incorporates a diverse range of activities, supported by a range of zones, including rural lifestyle, rural residential and settlement. Significant areas of the rural environment are not defined by rural production activities, nor are they suitable for this purpose (including lifestyle areas, unsuitable soils, some coastal land and bush blocks). Without detracting from the strategic importance expressed in Strategic objectives SD-RE-O1 and SD-REO2, it is appropriate that the strategic objectives also recognise and enable the broader range of activities which occur in rural zones. This strategic objective is necessary to provide a strategic policy basis for the various rural environment zone objectives and policies which follow in the Plan.	Insert a new strategic objective as follows: The importance of non-primary production activities in the rural environment to the social, economic and cultural well-being of the district is recognised and provided for.
Wendover Two Limited (S222)	S222.004	Rural Environment	Objectives	Support in part	The Far North is predominantly a rural environment. This environment incorporates a diverse range of activities, supported by a range of zones, including rural lifestyle, rural residential and settlement. Significant areas of the rural environment are not defined by rural production activities, nor are they suitable for this purpose (including lifestyle areas, unsuitable soils, some coastal land and bush blocks). Without detracting from the strategic importance expressed in Strategic objectives SD-RE-O1 and SD-RE-O2, it is appropriate that the strategic objectives also recognise and enable the broader range of activities which occur in rural zones. This strategic objective is necessary to provide a strategic policy basis for the various	Add the following new Strategic Objective: The importance of non-primary production activities in the rural environment to the social, economic and cultural well-being of the district is recognised and provided for.

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					rural environment zone objectives and policies which follow in the Plan.	
Matauri Trustee Limited (S243)	S243.014	Rural Environment	Objectives	Support in part	The Far North is predominantly a rural environment. This environment incorporates a diverse range of activities, supported by a range of zones, including rural lifestyle, rural residential and settlement. Significant areas of the rural environment are not defined by rural production activities, nor are they suitable for this purpose (including lifestyle areas, unsuitable soils, some coastal land and bush blocks). Without detracting from the strategic importance expressed in Strategic objectives SD-RE-O1 and SD-REO2, it is appropriate that the strategic objectives also recognise and enable the broader range of activities which occur in rural zones. This strategic objective is necessary to provide a strategic policy basis for the various rural environment zone objectives and policies which follow in the Plan	Insert a new Strategic Objective as follows; SD-RE-O3 The importance of non-primary production activities in the rural environment to the social, economic and cultural well-being of the district is recognised and provided for
P S Yates Family Trust (S333)	S333.005	Rural Environment	Objectives	Not Stated	The Far North is predominantly a rural environment. This environment incorporates a diverse range of activities, supported by a range of zones, including rural lifestyle, rural residential and settlement. Significant areas of the rural environment are not defined by rural production activities, nor are they suitable for this purpose (including lifestyle areas, unsuitable soils, some coastal land and bush blocks). Without detracting from the strategic importance expressed in Strategic objectives SD-RE-O1 and SD-REO2, it is appropriate that the strategic objectives also recognise and enable the broader range of activities which occur in rural zones. This strategic objective is necessary to provide a strategic policy basis for the various rural environment zone objectives and policies which follow in the Plan	Insert the following new Strategic Objective. SD-RE-O2 The importance of non-primary production activities in the rural environment to the social, economic and cultural well-being of the district is recognised and provided for.
Neil Construction Limited (S349)	S349.007	Rural Environment	Objectives	Oppose	A better outcome in these circumstances is to utilise the land more efficiently for rural residential use, adding much needed housing to Kerikeri in a way that does not impose any	delete Objectives SD-RE-O1 and SD-RE-O2 or amend to remove the inferred primacy of these objectives and policies and

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					burden on the community in terms of providing or funding infrastructure.	emphasise the importance of providing for additional rural residential development in the rural environment.
Sarah Ballantyne and Dean Agnew (S386)	S386.008	Rural Environment	Objectives	Support in part	Ballantyne & Agnew consider the overview and objectives is overly simple and narrow. The overview description does not recognise the diverse and variation within the rural environments or acknowledge the other key qualities and characteristics that make up these areas. The narrow focus of the overview and subsequent objectives to only managing outcomes related to primary production and highly versatile soils fails to adequately reflect the realities of the rural environment or provide sufficient direction on how activities and effects are managed in the PDP.	Amend Strategic Direction - Rural Environment to at a minimum recognise the following within the rural environment: <ul style="list-style-type: none"> - The diverse and variation of the qualities and characteristics within the rural environments; - The small rural settlements that are already established within the rural environment; and - The large tracts of rural lifestyle activities.
Northland Federated Farmers of New Zealand (S421)	S421.017	Rural Environment	Objectives	Support in part	Federated Farmers supports proposed objectives SD-RE-O1 and SD-RE-O2 as the recognise the importance of the primary production sector and the need to protect highly protective soils from inappropriate development. We are living in rapidly changing world where it has reached the point where we must adapt to meet the needs and constraints of the environment. Federated Farmers seeks the inclusion of an additional objective to recognise the importance of providing for and supporting land practice change to address biosecurity, climate, and environmental demands both from regulation and consumer demand. As regulation and markets are driving certain change and practices, the district plan needs to provide for this change to ensure economic viability for rural producers.	Insert new Objective SD-RE-O3 as follows: Primary production activities are supported by Council to adapt to change required by regulatory and consumer demands. or wording with similar intent
Kapiro Conservation Trust (S442)	S442.056	Rural Environment	Objectives	Support in part	The rural zone objectives should also limit the other activities that can occur in the rural zones and give an indication that other activities should not have reverse sensitivity effects on primary production activities.	Insert an additional clause to SD-RE as follows: Ensure that within rural areas the establishment and operation of primary production

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						activities are not limited by new incompatible sensitive activities and limit those other activities in the rural areas.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.036	Rural Environment	Objectives	Support in part	The rural zone objectives should also limit the other activities that can occur in the rural zones and give an indication that other activities should not have reverse sensitivity effects on primary production activities	Insert an additional clause to SD-RE as follows: Ensure that within rural areas the establishment and operation of primary production activities are not limited by new incompatible sensitive activities and limit those other activities in the rural areas
New Zealand Pork Industry Board (S55)	S55.012	Rural Environment	SD-RE-O1	Support	Support recognition of the contribution of primary production activities to the district and of enabling efficient and effective operation within the district's rural environments	Retain objective as proposed
Ballance Agri-Nutrients Limited (S143)	S143.002	Rural Environment	SD-RE-O1	Support	Ballance supports enabling strategies so that Primary production activities can continue to operate efficiently and effectively	retain the objective SD RE- O1
Horticulture New Zealand (S159)	S159.029	Rural Environment	SD-RE-O1	Support in part	It is important that primary production is sufficiently recognised and provided for in strategic direction. The SD seeks that primary production is recognised but does not provide for it or ensure it is not compromised by incompatible activities.	Amend Objective SD-RE-01 as follows: Primary production activities are recognised and provided for to enable them to operate efficiently and effectively to ensure and the contribution they make to for the economic and social well-

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						being of the district and not be compromised by inappropriate subdivision, use and development and prosperity of the district is recognised.
Manulife Forest Management (NZ) Ltd (S160)	S160.010	Rural Environment	SD-RE-O1	Support	The submitter supports SD-RE-01 and considers that it recognises and acknowledges the important role the primary sector currently has in the community and its potential.	Retain SD-RE-01 as it currently written.
NZ Agricultural Aviation Association (S182)	S182.011	Rural Environment	SD-RE-O1	Support	Support enabling strategies so that primary production activities are able to operate efficiently and effectively	Retain SD-RE-01
Waka Kotahi NZ Transport Agency (S356)	S356.012	Rural Environment	SD-RE-O1	Support	not stated	Retain SD-RE-01 as notified
Waiaua Bay Farm Limited (S463)	S463.007	Rural Environment	SD-RE-O1	Support	It is appropriate in WBF's view to prioritise primary production in the rural zones in the strategic directions.	Retain Objective SD-Re-01
Ballance Agri-Nutrients Limited (S143)	S143.003	Rural Environment	SD-RE-O2	Support	Ballance supports the protection of highly productive land in the Far North District	retain the objective SD RE -O2
Horticulture New Zealand (S159)	S159.030	Rural Environment	SD-RE-O2	Support	Support the protection of Highly Productive Land from inappropriate development	Retain Objective SD-RE-O2
NZ Agricultural Aviation Association (S182)	S182.012	Rural Environment	SD-RE-O2	Support	Support the protection of highly productive land	Retain SD-RE-O2
The Shooting Box Limited (S187)	S187.005	Rural Environment	SD-RE-O2	Support in part	The Far North is predominantly a rural environment. This environment incorporates a diverse range of activities, supported by a range	Amend SE-RE-O2 to add the following new Strategic Objective. SD-RE-O2 The

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					of zones, including rural lifestyle, rural residential and settlement. Significant areas of the rural environment are not defined by rural production activities, nor are they suitable for this purpose (including lifestyle areas, unsuitable soils, some coastal land and bush blocks). Without detracting from the strategic importance expressed in Strategic objectives SD-RE-O1 and SD-RE-O2, it is appropriate that the strategic objectives also recognise and enable the broader range of activities which occur in rural zones. This strategic objective is necessary to provide a strategic policy basis for the various rural environment zone objectives and policies which follow in the Plan.	importance of non-primary production activities in the rural environment to the social, economic and cultural well-being of the district is recognised and provided for.
Waka Kotahi NZ Transport Agency (S356)	S356.013	Rural Environment	SD-RE-O2	Support	not stated	Retain SD-RE-O2 as notified
Transpower New Zealand Ltd (S454)	S454.031	Rural Environment	SD-RE-O2	Not Stated	Transpower are generally supportive of the policy however, request an amendment to allow for infrastructure that has an operational or function need to locate within the rural environment.	Amend SD-RE-O2 as follows: Protection of highly productive land from inappropriate development, excluding infrastructure that has a functional or operational need , to ensure its production potential for generations to come.
Waiaua Bay Farm Limited (S463)	S463.008	Rural Environment	SD-RE-O2	Oppose	This proposed policy has been rendered redundant by the recent introduction of the NPS-HPL.	Delete Objective SD-RE-O2
Waka Kotahi NZ Transport Agency (S356)	S356.014	Natural Environment	SD-EP-O1	Support	not stated	Retain SD-EP-O1 as notified
Te Hiku Iwi Development Trust (S399)	S399.020	Natural Environment	SD-EP-O1	Support in part	We support the intent of these policies, but consider that the ethic of protection could be strengthened and that the first three objectives	Amend Objective SD-EP-O1 as follows: A culture of stewardship is

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					are lacking in verbs which are required for the objectives to be successful.	evident in the community that protects and increases the District's biodiversity and environmental sustainability.
Kapiro Conservation Trust (S442)	S442.045	Natural Environment	SD-EP-O1	Support in part	The overview in these section repeat problematic words from the Strategic Directions Overview. It's not clear why this statement need to be repeated in every section when it is found in the strategic overview.	Delete from each sections overview: ... For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives. If it is preferred by the decision maker then replace with the desired wording for the Strategic Overview For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the development of the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation (including the determination of resource consent applications and notices of requirement): a)

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						<p>the strategic objectives may provide guidance on what the related objectives and policies in other chapters of the District Plan are seeking to achieve; and b) the relevant objectives and policies of the District Plan (including strategic objectives in this chapter) are to be considered together and no fixed hierarchy exists between them.</p>
<p>Kapiro Conservation Trust (S442)</p>	<p>S442.046</p>	<p>Natural Environment</p>	<p>SD-EP-O1</p>	<p>Support in part</p>	<p>In terms of indigenous biodiversity, Forest & Bird considers that the issues include: - the risk of species reaching threat status and of those already threatened becoming more so; - the need to increase and enhance indigenous biodiversity: o for habitat benefits to native species; o for the significant contribution native trees and wetlands provide as carbon sinks; and o for resilience in a changing climate; - recognising that Northland is a strong hold for some species and should remain so; - that development pressures are resulting in the loss of indigenous biodiversity including through incremental vegetation clearance, the effects of introduced species and potential to spread kauri dieback. These should be reflected in the Overview</p>	<p>Amend overview to include</p> <ul style="list-style-type: none"> • The risk of species reaching threat status and of those already threatened becoming more so; • The need to increase and enhance indigenous biodiversity: o for habitat benefits to native species; <p>- for the significant contribution native trees and wetlands provide as carbon sinks; and- for resilience in a changing climate;</p> <ul style="list-style-type: none"> • recognising that Northland is a strong hold for some species and should remain so; • that development pressures are resulting in the loss of indigenous biodiversity including

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						through incremental vegetation clearance, the effects of introduced species and potential to spread kauri dieback.
<p>Royal Forest and Bird Protection Society of New Zealand (S511)</p>	S511.025	Natural Environment	SD-EP-O1	Support in part	<p>The overview in these section repeat problematic words from the Strategic Directions Overview. It's not clear why this statement need to be repeated in every section when it is found in the strategic overview.</p>	<p>Delete from each sections overview: ... For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives If it is preferred by the decision maker then replace with the desired wording for the Strategic Overview set out above plan changes, the strategic objectives in this chapter provide direction for the development of the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation (including the determination of resource consent applications and notices of requirement): a) the strategic objectives may provide guidance on what the</p>

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						related objectives and policies in other chapters of the District Plan are seeking to achieve; and b) the relevant objectives and policies of the District Plan (including strategic objectives in this chapter) are to be considered together and no fixed hierarchy exists between them.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.026	Natural Environment	SD-EP-O1	Support in part	In terms of indigenous biodiversity, Forest & Bird considers that the issues include: - the risk of species reaching threat status and of those already threatened becoming more so; - the need to increase and enhance indigenous biodiversity: - for habitat benefits to native species; - for the significant contribution native trees and wetlands provide as carbon sinks; and - for resilience in a changing climate; - recognising that Northland is a strong hold for some species and should remain so; - that development pressures are resulting in the loss of indigenous biodiversity including through incremental vegetation clearance, the effects of introduced species and potential to spread kauri dieback. These should be reflected in the Overview	Amend overview to include - the need to increase and enhance indigenous biodiversity: - for habitat benefits to native species; - for the significant contribution native trees and wetlands provide as carbon sinks; and - for resilience in a changing climate; - recognising that Northland is a strong hold for some species and should remain so; - that development pressures are resulting in the loss of indigenous biodiversity including through incremental vegetation clearance, the effects of introduced species and potential to spread kauri dieback
Waka Kotahi NZ Transport Agency (S356)	S356.015	Natural Environment	SD-EP-O2	Support	not stated	Retain SD-EP-O2 as notified
Haititaimaran gai Marae Kaitiaki Trust (S394)	S394.011	Natural Environment	SD-EP-O2	Support in part	The relationship that tangata whenua have with the environment is broader than holding a kaitiaki role. The Treaty and its principles require recognition and protection of hapū	Amend Objective SD-EP-O2 as follows: Collaborative relationships with

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					autonomy.S6(e) RMA requires recognition and provision for the culture, traditions and ancestral relationships that tangata whenua have with their ancestral lands.	iwi and hapū and recognise hapū tino rangatiratanga in order to support tangata whenua to exercise self determination in their rohe and carry out their obligation and responsibility as kaitiaki.
Te Hiku Iwi Development Trust (S399)	S399.021	Natural Environment	SD-EP-O2	Support in part	We support the intent of these policies, but consider that the ethic of protection could be strengthened and that the first three objectives are lacking in verbs which are required for the objectives to be successful.	Amend Objective SD-EP-02 as follows: Collaborative relationships with iwi and hapu are fostered and maintained in order to support tangata whenua to carry out their obligation and responsibility as kaitiaki
Manulife Forest Management (NZ) Ltd (S160)	S160.011	Natural Environment	SD-EP-O3	Support in part	The submitter supports in part SD-EP-03 as the districts rare threatened and endangered indigenous biodiversity should be protected maintained and increased.	Amend SD-EP-03 to read as follows: Active management of ecosystems to protect, maintain and increase rare threatened and endangered indigenous biodiversity for future generations.
NZ Agricultural Aviation Association (S182)	S182.013	Natural Environment	SD-EP-O3	Support	Support protecting ecosystems particularly weed and pest control, and biosecurity	Retain SD-EP-O3
Waka Kotahi NZ Transport Agency (S356)	S356.016	Natural Environment	SD-EP-O3	Support	not stated	Retain SD-EP-O3 as notified

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Director-General of Conservation (Department of Conservation) (S364)	S364.020	Natural Environment	SD-EP-03	Support	The Director-General supports Objective SD-EP-03.	Retain Objective SD-EP-03
Te Hiku Iwi Development Trust (S399)	S399.022	Natural Environment	SD-EP-03	Support in part	We support the intent of these policies, but consider that the ethic of protection could be strengthened and that the first three objectives are lacking in verbs which are required for the objectives to be successful.	Amend Objective SD-EP-03 as follows: Active management of ecosystems to protect, maintain and increase indigenous biodiversity for future generations is ongoing .
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.004	Natural Environment	SD-EP-03	Support	not stated	Retain as drafted (inferred)
Carbon Neutral NZ Trust (S529)	S529.118	Natural Environment	SD-EP-03	Support		Retain objective
Horticulture New Zealand (S159)	S159.027	Natural Environment	SD-EP-04	Support in part	Reversing climate change reads like it will 'end' which isn't the case. Prefer to use mitigate	Amend Objective SD-EP-04 as follows: Land use practices reverse mitigate climate change by enabling carbon storage and reducing carbon emissions
Manulife Forest Management (NZ) Ltd (S160)	S160.012	Natural Environment	SD-EP-04	Support	The submitter supports objective SD-EP-04 as it they consider that the use of a range of tree, indigenous and exotic, to achieve this objective.	Retain objective SD-EP-04 as it is written.
Waka Kotahi NZ Transport Agency (S356)	S356.018	Natural Environment	SD-EP-04	Support	It is unclear what the objective is setting out to achieve and is a bit confusing - is it land use practices that reverse climate change, enabling carbon storage or reducing emissions which is	Amend to clarify the purpose of the objective and how the Far North District Council anticipate

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					the objective?Waka Kotahi questions how achievable this objective is to be implemented, and how it applies to all land use practices.	this will be implemented.
Te Hiku Iwi Development Trust (S399)	S399.023	Natural Environment	SD-EP-04	Support	We support the intent of these policies, but consider that the ethic of protection could be strengthened and that the first three objectives are lacking in verbs which are required for the objectives to be successful.	Retain Objective SD-EP-04
Northland Federated Farmers of New Zealand (S421)	S421.018	Natural Environment	SD-EP-04	Oppose	It is important to recognise the recent release of the exposure draft for the National Policy Statement for indigenous biodiversity and the impact it will have for indigenous biodiversity in New Zealand. We also need to recognise that certain activities such as farming need to work in conjunction with biodiversity which need to be recognised in the plan. National policy instruments are creating an unfair playing field for less viable land which we do not support council exacerbating.Federated Farmers also has concerns with the use of the term 'enabling carbon storage' in objective SP-EP-04. The wording of the objective implies the prioritisation of carbon farming over necessary primary activities such as dairy, dry stock, cropping and general food production. Council needs to continue to support landowners and businesses in their climate journey by enabling technology and certain practices to reduce emissions rather than any short-term carbon storage which is not reducing the carbon emissions the Far North produces.	Amend Objective SD-EP-04 as follows: Land use practices reverse climate change by enabling carbon storage and reducing carbon emissions. Council supports landowners to adopt climate change mitigation measures through sequestration, new technologies, land use and science. or wording with similar intent
Te Waka Pupuri Putea Trust (S477)	S477.012	Natural Environment	SD-EP-04	Not Stated	As Kaitiaki, we are and have been acutely aware of the degradation of Papatuanuku (Earth mother) and all living things between her and Ranginui (Sky Father) and the unavoidable consequences that can be generally categorised as Climate Change issues since pre-colonial times until present.	Amend the Plan as required to be forward-thinking regarding climate-related issues as the geography of our rohe makes us more susceptible to these issues and their potentially dire consequences
Bentzen Farm Limited (S167)	S167.006	Natural Environment	SD-EP-05	Support in part	The long term protection of the values set out in this strategic objective may not necessary mean their restoration. The natural character of the	Amend Strategic Objective SD-EP-05 as follows: The natural character of the

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					coastal environment is in most cases degraded, and opportunities for its restoration or rehabilitation should be promoted as required by policy 14 of the NZCPS 2010.	coastal environment and outstanding natural features and landscapes are managed to ensure their long-term protection for future generations, including their restoration.
Setar Thirty Six Limited (S168)	S168.013	Natural Environment	SD-EP-O5	Support in part	The long-term protection of the values set out in this strategic objective may not necessarily mean their restoration. The natural character of the coastal environment is in most cases degraded, and opportunities for its restoration or rehabilitation should be promoted as required by policy 14 of the New Zealand Coastal Policy Statement 2010	Amend Objective SD-EP-O5 as follows: The natural character of the coastal environment and outstanding natural features and landscapes are managed to ensure their long-term protection for future generations, including their restoration.
The Shooting Box Limited (S187)	S187.006	Natural Environment	SD-EP-O5	Support in part	The long term protection of the values set out in this strategic objective may not necessary mean their restoration. The natural character of the coastal environment is in most cases degraded, and opportunities for its restoration or rehabilitation should be promoted as required by policy 14 of the NZCPS 2010.	Amend Strategic Objective SD-EP-O5 as follows: The natural character of the coastal environment and outstanding natural features and landscapes are managed to ensure their long-term protection future generations, including their restoration.
Wendover Two Limited (S222)	S222.005	Natural Environment	SD-EP-O5	Support in part	The long term protection of the values set out in this strategic objective may not necessary mean their restoration. The natural character of the coastal environment is in most cases degraded, and opportunities for its restoration or rehabilitation should be promoted as required by policy 14 of the NZCPS 2010.	Amend Strategic Objective SD-EP-O5 as follows: The natural character of the coastal environment and outstanding natural features and landscapes are managed to ensure their long-term protection for future generations, including their restoration.

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Matauri Trustee Limited (S243)	S243.015	Natural Environment	SD-EP-O5	Support in part	The long term protection of the values set out in this strategic objective may not necessary mean their restoration. The natural character of the coastal environment is in most cases degraded, and opportunities for its restoration or rehabilitation should be promoted as required by policy 14 of the NZCPS 2010.	Amend Objective SD-EP-O5 as follows: The natural character of the coastal environment and outstanding natural features and landscapes are managed to ensure their long-term protection for future generations, including their restoration.
P S Yates Family Trust (S333)	S333.006	Natural Environment	SD-EP-O5	Support in part	The long term protection of the values set out in this strategic objective may not necessary mean their restoration. The natural character of the coastal environment is in most cases degraded, and opportunities for its restoration or rehabilitation should be promoted as required by policy 14 of the NZCPS 2010.	Amend Strategic Objective SD-EP-O5 as follows: The natural character of the coastal environment and outstanding natural features and landscapes are managed to ensure their long-term protection for future generations, including their restoration.
Waka Kotahi NZ Transport Agency (S356)	S356.017	Natural Environment	SD-EP-O5	Support	not stated	Retain SD-EP-O5 as notified
Director-General of Conservation (Department of Conservation) (S364)	S364.021	Natural Environment	SD-EP-O5	Support	The Director-General supports Objective SD-EP-O5.	Retain Objective SD-EP-O5
Haititaimaran gai Marae Kaitiaki Trust (S394)	S394.012	Natural Environment	SD-EP-O5	Support in part	Ss 6(a) - (b) RMA respectively require preservation of the coastal environment's natural character and protection of outstanding natural features. Ensuring these aspects of the environment are 'managed' falls short of giving substance to these RMA sections.	Amend Objective SD-EP-O5 as follows: The natural character of the coastal environment is preserved and outstanding natural features and landscapes are protected managed to ensure their long-

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						term protection for future generations.
Te Hiku Iwi Development Trust (S399)	S399.024	Natural Environment	SD-EP-O5	Support	We support the intent of these policies, but consider that the ethic of protection could be strengthened and that the first three objectives are lacking in verbs which are required for the objectives to be successful.	Retain Objective SD-EP-05
Waiaua Bay Farm Limited (S463)	S463.009	Natural Environment	SD-EP-O5	Support	This policy is considered appropriate in terms of the obligations stated at policies 13 and 14 of the New Zealand Coastal Policy Statement.	Retain Objective SD-EP-05
Manulife Forest Management (NZ) Ltd (S160)	S160.013	Natural Environment	SD-EP-O6	Support in part	The submitter supports SD-EP-06 in part, and considers that the protection of significant indigenous vegetation and habitat where the areas can be mapped and managed accordingly. These area should exclude all plantation forestry areas.	Amend SD-EP-06 to read as follows: Areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected for current and future generations.
Bentzen Farm Limited (S167)	S167.007	Natural Environment	SD-EP-O6	Support in part	Subject to the deletion of Significant Natural Areas as sought in this submission the objective is supported with the typo amendment as noted.	Amend Strategic Objective SD-EP-06 as follows: Areas of significant indigenous vegetation and significant habitats of indigenous fauna and are protected for current and future generations.
Setar Thirty Six Limited (S168)	S168.014	Natural Environment	SD-EP-O6	Support in part	The objective follows the section 6(c) matter of national importance, though is realised in limited terms in the Proposed Plan as notified, with some methods included to implement it. Nevertheless, there are methods included in for example the Ecosystems and indigenous biodiversity section of the Plan. Subject to the deletion of Significant Natural Areas as sought in this submission (for the reasons set out below), the objective is supported with the typo amendment as noted.	Amend Objective SD-EP-06 as follows: Areas of significant indigenous vegetation and significant habitats of indigenous fauna and are protected for current and future generations

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The Shooting Box Limited (S187)	S187.007	Natural Environment	SD-EP-O6	Support in part	The objective follows the section 6(c) matter of national importance, though is realised in limited terms in the Proposed Plan as notified, with some methods included to implement it. Nevertheless, there are methods included in for example the Ecosystems and indigenous biodiversity section of the Plan. Subject to the deletion of Significant Natural Areas as sought in this submission (for the reasons set out below), the objective is supported with the typo as noted.	Amend Strategic Objective SD-EP-O6 as follows: Areas of significant indigenous vegetation and significant habitats of indigenous fauna and are protected for current and future generations.
Wendover Two Limited (S222)	S222.006	Natural Environment	SD-EP-O6	Support in part	The objective follows the section 6(c) matter of national importance, though is realised in limited terms in the Proposed Plan as notified, with some methods included to implement it. Nevertheless, there are methods included in for example the Ecosystems and indigenous biodiversity section of the Plan. Subject to the deletion of Significant Natural Areas as sought in this submission (for the reasons set out below), the objective is supported with the typo amendment as noted.	Amend Strategic Objective SD-EP-O6 as follows: Areas of significant indigenous vegetation and significant habitats of indigenous fauna and are protected for current and future generations.
Matauri Trustee Limited (S243)	S243.016	Natural Environment	SD-EP-O6	Support in part	The objective follows the section 6(c) matter of national importance, though is realised in limited terms in the Proposed Plan as notified, with some methods included to implement it. Nevertheless, there are methods included in for example the Ecosystems and indigenous biodiversity section of the Plan. Subject to the deletion of Significant Natural Areas as sought in this submission (for the reasons set out below), the Objective is supported with the typo amendment as noted.	Amend Strategic Objective SD-EP-O6 as follows: Areas of significant indigenous vegetation and significant habitats of indigenous fauna and are protected for current and future generations
P S Yates Family Trust (S333)	S333.007	Natural Environment	SD-EP-O6	Support in part	The objective follows the section 6(c) matter of national importance, though is realised in limited terms in the Proposed Plan as notified, with some methods included to implement it. Nevertheless, there are methods included in for example the Ecosystems and indigenous biodiversity section of the Plan. Subject to the deletion of Significant Natural Areas as sought in this submission (for the reasons set out below),	Amend Strategic Objective SD-EP-O6 as follows: Areas of significant indigenous vegetation and significant habitats of indigenous fauna and are protected for current and future generations.

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					the objective is supported with the typoamendment as noted	
Waka Kotahi NZ Transport Agency (S356)	S356.019	Natural Environment	SD-EP-O6	Support in part	Support objective. Appears there may be a minor error in SD-EP-O6.	Retain as notified with minor correction: Areas of significant indigenous vegetation and significant habitats of indigenous fauna and are protected for current and future generations.
Director-General of Conservation (Department of Conservation) (S364)	S364.022	Natural Environment	SD-EP-O6	Support in part	The Director-General supports Objective SD-EP-O6, however, requests the wording be amended to fix the error.	Amend Objective SD-EP-O6 as follows: Areas of significant indigenous vegetation and significant habitats of indigenous fauna and are protected for current and future generations.
Te Hiku Iwi Development Trust (S399)	S399.025	Natural Environment	SD-EP-O6	Support	We support the intent of these policies, but consider that the ethic of protection could be strengthened and that the first three objectives are lacking in verbs which are required for the objectives to be successful.	Retain Objective SD-EP-O6
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.005	Natural Environment	SD-EP-O6	Support	not stated	retain as drafted (inferred)
Carbon Neutral NZ Trust (S529)	S529.119	Natural Environment	SD-EP-O6	Support		Retain objective
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.011	Infrastructure	Overview	Support in part	The submitter supports in part the Overview section of the Infrastructure chapter however, the definition of 'infrastructure' does not include additional infrastructure (which includes educational facilities). Educational facilities are a crucial form of additional infrastructure that is needed to support development. Coordinating	Amending the Overview section as follows: The district relies on the safe and efficient delivery of infrastructure and additional infrastructure as it is integral to community economic and social well-

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					<p>educational facilities with the delivery of development will help meet the needs and demand of the local communities. The submitter highlights that Council has an obligation under the NPS-UD to ensure sufficient additional infrastructure (which includes social infrastructure such as educational facilities) is provided with development, and local authorities must be satisfied that additional infrastructure to service the development capacity is likely to be available (see Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation, in particular).</p>	<p>being. However, development, operation, maintenance and upgrading of infrastructure can give rise to adverse environmental effects. In enabling infrastructure (including additional infrastructure) and managing adverse environment effects, it is important to recognise the locational, operational functional needs and constraints of infrastructure. It is also important to recognise the public benefits associated with infrastructure in particular the benefits of regionally significant infrastructure, to enhance economic, cultural, environmental and social well-being in the district. Infrastructure, sometimes referred to as network utilities, is defined in the RMA and includes:</p> <ul style="list-style-type: none"> i.pipelines; ii.telecommunications; iii.radiocommunications; iv.facilities for the generation of electricity, including lines and support structures; v.water supply, irrigation,

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						<p>drainage or sewerage systems; vi.structures for transport on land by cycleways, rail, roads, walkways, or any other means; vii.facilities for the loading or unloading of cargo or passengers; viii.airports; and ix.navigation.Additional infrastructure as defined under the National Policy Statement on Urban Development means: a.Public open space. b.Community infrastructure as defined in section 197 of the Local Government Act 2002. c.Land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities. d.Social infrastructure, such as schools and healthcare facilities. e.A network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001). f.A network operated for the purpose of transmitting or distributing</p>

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						<p>electricity or gas. Regionally significant infrastructure is also defined in the Northland Regional Policy Statement (RPS) and includes important energy, water, communication, transport infrastructure and significant social and community facilities in the region. This chapter manages key infrastructure and additional infrastructure and general network utilities. Renewable electricity and transport are managed through the Renewable Electricity Generation and Transport chapters. The provisions in this chapter are therefore specific to network utilities undertaken by a network utility operator (as defined in the RMA). The chapter also addresses amateur radio facilities as their activities involve radio-communication and amateur radio configurations that involve masts, aerials and supporting structures similar to other types of network utilities. There are</p>

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						<p>responsibilities under the RMA, the National Policy Statement on Electricity Transmission 2008 and the RPS in relation to infrastructure. These responsibilities require Council to provide for the National Grid and regionally significant infrastructure and protect it from inappropriate land use and subdivision that could result in reverse sensitivity effects and undermine its effective operation, security or future expansion. The National Environmental Standards for Telecommunication Facilities 2016 (NES-TF) and National Environmental Standards on Electricity Transmission Activities 2009 (NES-ETA) provide a suite of nationally consistent rules specific to telecommunication facilities and electricity transmission activities. The District Plan does not apply to activities regulated under the NES-TF and NES-ETA but it does apply to any telecommunication facility and electricity</p>

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						transmission activity not regulated by these environmental standards (e.g. new transmission lines, new telecommunication poles and antennas not in rural zone or road reserve). The District Plan also applies to telecommunication facilities located in areas subject to regulations 44-51 of the NES-TF (e.g. historic heritage, visual amenity landscapes).
Northland Federated Farmers of New Zealand (S421)	S421.019	Infrastructure	Overview	Support in part	Federated Farmers recognises the importance for essential infrastructure to be able to be delivered safely and efficiently. However, it is important that the overview to the infrastructure chapter tells the whole story. The provision of essential infrastructure can create conflict between the infrastructure provider and the landowner whose property the infrastructure is going on or over.	Insert the following in the Overview: It is recognised that the provision of essential infrastructure can, at times, create conflict between the infrastructure provider and the landowner. Council is willing to provide support through facilitation as necessary where this occurs. or wording with similar intent
Transpower New Zealand Ltd (S454)	S454.035	Infrastructure	Overview	Not Stated	Transpower generally supports the introductory statement to the Energy, infrastructure and transport chapter of the FNPDP however it recommends some minor changes to ensure nationally significant infrastructure, such as the National Grid is also referenced, correct grammar and more clearly articulate what is included as infrastructure. Transpower also supports the direct reference to the NESETA but	Amend the overview of the Energy infrastructure and transport chapter as follows: The District relies on the safe and efficient delivery of infrastructure as it is integral to community economic and social well-being. However, development, operation, maintenance and upgrading of

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					<p>considers that references to NZECP 34:2001 and the Electricity (Hazards from Trees) Regulations 2003 and their relationship to the FNPDP would also provide helpful additional commentary in the introductory section of the chapter for plan users.</p>	<p>infrastructure can give rise to adverse environmental effects. In enabling infrastructure and managing adverse environment effects, it is important to recognise the locational, operational and functional needs and constraints of infrastructure. It is also important to recognise the public benefits associated with infrastructure, in particular the benefits of nationally and regionally significant infrastructure, to enhance economic, cultural, environmental and social well-being in the district.</p> <p>Infrastructure, sometimes referred to as network utilities, is defined in the RMA and includes:</p> <ul style="list-style-type: none"> i. pipelines; ii. telecommunications; iii. radiocommunications; iv. facilities for the generation and conveyance of electricity, including lines and support structures; v. water supply, irrigation, drainage or sewerage systems; vi. structures for transport on land by cycleways, rail, roads, walkways, or any other means; vii. facilities for the loading or unloading of cargo or passengers; viii. airports; and ix. navigation. <p>...The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of buildings,</p>

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						structures, and activities in relation to the National Grid and electricity distribution lines. Buildings, structures, and activities in the vicinity of the National Grid or electricity distribution lines must comply with the NZECP 34:2001. Compliance with the rule requirements of the District Plan does not ensure compliance with NZECP 34:2001 or vice versa. Vegetation planted in the vicinity of the National Grid or electricity distribution lines must comply with the Electricity (Hazards from Trees) Regulations 2003.
Waiaua Bay Farm Limited (S463)	S463.010	Infrastructure	Overview	Support	WBF supports recognition of the operational, functional and locational needs associated with, and public benefits of infrastructure provision and development.	Retain the Overview
Waka Kotahi NZ Transport Agency (S356)	S356.020	Infrastructure	Objectives	Support	not stated	Retain objectives as notified
Leah Frieling (S358)	S358.024	Infrastructure	Objectives	Oppose	The current bylaws are not being enforced for the drainage districts.	Amend the Infrastructure section, by adding objectives providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North Land

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						Drainage Bylaw 2019
Kapiro Conservation Trust (S442)	S442.057	Infrastructure	Objectives	Neutral	This chapter is confusing because it appears to use RSI and infrastructure in the objectives and policies interchangeably. In many instances under the RPS only RSI gains access to the mitigation hierarchy, not all infrastructure in general. The definition of RSI is already broad and bringing in all of infrastructure is not warranted.	Insert objectives that separate out infrastructure from RSI.
LJ King Ltd (S464)	S464.030	Infrastructure	Objectives	Support	Seek some objectives under the District Plan for the existing mapped drainage district drains, as the Draft Management Plan 2017 and current bylaws are not being enforced for the drainage districts (inferred).	Amend the Infrastructure section, by adding objectives providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.
Michael Foy (S472)	S472.024	Infrastructure	Objectives	Support in part	We seek some rules under the District Plan for the existing mapped drainage district drains, as the current bylaws are not being enforced for the drainage districts.	Amend the Infrastructure section, by adding objectives providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North Land Drainage Bylaw 2019
Elbury Holdings (S485)	S485.029	Infrastructure	Objectives	Oppose	Seek some objectives under the District Plan for the existing mapped drainage district drains, as the Draft Management Plan 2017 and current bylaws are not being enforced for the drainage districts (inferred).	Amend the Infrastructure section, by adding objectives providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.037	Infrastructure	Objectives	Not Stated	This chapter is confusing because it appears to use RSI and infrastructure in the objectives and policies interchangeably. In many instances under the RPS only RSI gains access to the mitigation hierarchy, not all infrastructure in general. The definition of RSI is already broad and bringing in all of infrastructure is not warranted.	Insert objectives that separate out infrastructure from RSI.
Fire and Emergency New Zealand (S512)	S512.012	Infrastructure	Objectives	Support	These objectives support the continued function of Fire and Emergency. Efficient and effective water supply infrastructure coordinated with land use and development is essential to minimise risk to property and life in the event of a fire.	retain objectives
Elbury Holdings (S519)	S519.029	Infrastructure	Objectives	Oppose	We seek some objectives under the District Plan for the existing mapped drainage district drains, as the Draft Management Plan 2017 and current bylaws are not being enforced for the drainage districts (inferred).	Amend the Infrastructure section, by adding objectives providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017
Elbury Holdings (S541)	S541.026	Infrastructure	Objectives	Oppose	We seek some objectives under the District Plan for the existing mapped drainage district drains, as the Draft Management Plan 2017 and current bylaws are not being enforced for the drainage districts (inferred).	Amend the Infrastructure section, by adding objectives providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
LJ King Limited (S543)	S543.028	Infrastructure	Objectives	Oppose	We seek some objectives under the District Plan for the existing mapped drainage district drains, as the Draft Management Plan 2017 and current bylaws are not being enforced for the drainage districts (inferred).	Amend the Infrastructure section, by adding objectives providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.
LJ King Limited (S547)	S547.028	Infrastructure	Objectives	Oppose	We seek some objectives under the District Plan for the existing mapped drainage district drains, as the Draft Management Plan 2017 and current bylaws are not being enforced for the drainage districts (inferred).	Amend the Infrastructure section, by adding objectives providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.
Arvida Group Limited (S165)	S165.005	Infrastructure	I-O1	Support in part	The "statement of intent" contained in these objectives and policies needs to be linked to the FNDC Long Term Plan or other funding and delivery mechanisms so that the Council can enable the District's people and communities to provide for the own social and economic well-being.	Amend to Identify in the PDP those measures that the Council will take to lead and provide for infrastructure in a timely manner that will support and enable growth.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.012	Infrastructure	I-O1	Support in part	The submitter supports in part objective I-01 however, the definition of 'infrastructure' does not include additional infrastructure (which includes social infrastructure such as educational facilities). Educational facilities are a crucial form of social infrastructure that is needed to support local communities and their social and economic wellbeing. Under the NPS-UD, social infrastructure is included with the definition of 'additional infrastructure'. Council	Amend objective I-01 as follows: The District has safe, efficient and resilient infrastructure (including additional infrastructure) that services the current and future needs of people and communities in the district.

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					has an obligation under the NPS-UD to ensure sufficient additional infrastructure (which includes social infrastructure such as educational facilities) is provided in development and local authorities must be satisfied that additional infrastructure to service the development capacity is likely to be available.	
KiwiRail Holdings Limited (S416)	S416.011	Infrastructure	I-O1	Support	KiwiRail support the objective for effective, efficient, resilient and safe infrastructure throughout the district. Recognising and providing for infrastructure in policy is supported by KiwiRail. KiwiRail support provision for operation, maintenance, repair, removal of infrastructure as well as upgrades to, and new infrastructure.	Retain Objective I-O1
Northland Federated Farmers of New Zealand (S421)	S421.020	Infrastructure	I-O1	Support	Federated Farmers supports objectives I-O1, I-O2, I-O5 and I-O6 as they are currently worded.	Retain Objective I-O1 or ensure that amendments include similar wording that achieves the same intent
Transpower New Zealand Ltd (S454)	S454.036	Infrastructure	I-O1	Support	Transpower supports the inclusion of this objective in the FNPDP.	Retain I-O1.
Waiaua Bay Farm Limited (S463)	S463.011	Infrastructure	I-O1	Support	In WBF's view, with climate change effects becoming more pronounced, it is critical to provide infrastructure that embeds resilience and anticipates that the district's infrastructure needs may change over time.	Retain Objective I-O1
Top Energy Limited (S483)	S483.033	Infrastructure	I-O1	Support	Top Energy supports this objective.	Retain Objective I-O1
Radio New Zealand (S489)	S489.011	Infrastructure	I-O1	Support	No Comment	Retain Objective I-O1
Ngā Tai Ora - Public Health Northland (S516)	S516.032	Infrastructure	I-O1	Not Stated	Ngā Tai Ora support the provision of sustainable and safe water supply, wastewater and stormwater systems (three waters systems) are essential for the health and wellbeing of the Far North population. Adequate provision of and access to three waters systems plays a major role in everyday lives in enhancing well-being of	Amend Objective I-O1 as follows: The District has sustainable, safe, efficient and resilient infrastructure that services the current and future needs of people and communities in

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					communities, impact on quality of life and overall health.	the district.
Kāinga Ora Homes and Communities (S561)	S561.019	Infrastructure	I-O1	Support	The objective provides the framework for ensuring infrastructure is in the right place, at the right time, to manage urban growth.	Retain I-O1 as notified.
Ara Poutama Aotearoa the Department of Corrections (S158)	S158.007	Infrastructure	I-O2	Support	The infrastructure policy framework appropriately provides recognition of the benefits of, and protection for, regionally significant infrastructure (i.e. including Northland Regional Corrections Facility).	Retain Objective I-O2.
Arvida Group Limited (S165)	S165.006	Infrastructure	I-O2	Support in part	The "statement of intent" contained in these objectives and policies needs to be linked to the FNDC Long Term Plan or other funding and delivery mechanisms so that the Council can enable the District's people and communities to provide for the own social and economic well-being.	Amend to Identify in the PDP those measures that the Council will take to lead and provide for infrastructure in a timely manner that will support and enable growth.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.013	Infrastructure	I-O2	Support in part	The submitter supports in part objective I-O2 however, the definition of 'infrastructure' does not include additional infrastructure (which includes social infrastructure such as educational facilities). Educational facilities are a crucial form of social infrastructure that is needed to support local communities and their social and economic wellbeing. Under the NPS-UD, social infrastructure is included with the definition of 'additional infrastructure'. Council has an obligation under the NPS-UD to ensure sufficient additional infrastructure (which includes social infrastructure such as educational facilities) is provided in development and local authorities must be satisfied that additional infrastructure to service the development capacity is likely to be available.	Amend objective I-O2 as follows: The economic and community benefits of infrastructure (including additional infrastructure) are recognised and provided for, including the benefits of regionally significant infrastructure to enhance economic, cultural, environmental and social well-being in the district.
KiwiRail Holdings Limited (S416)	S416.012	Infrastructure	I-O2	Support	KiwiRail supports the recognition of the benefits of rail in the district including its positive effects on economic and social well-being.	Retain Objective I-O2

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Northland Federated Farmers of New Zealand (S421)	S421.021	Infrastructure	I-O2	Support	Federated Farmers supports objectives I-O1, I-O2, I-O5 and I-O6 as they are currently worded.	Retain Objective I-O2 or ensure that amendments include similar wording that achieves the same intent
Transpower New Zealand Ltd (S454)	S454.037	Infrastructure	I-O2	Support	Transpower supports the inclusion of this objective in the FNPDP.	Retain I-O2.
Top Energy Limited (S483)	S483.034	Infrastructure	I-O2	Support	Top Energy support the acknowledgment of the benefits of infrastructure and regionally significant infrastructure but seek amendments to capture the full range of benefits in alignment with the Strategic Direction Chapter.	Amend Objective I-O2 as follows: The economic, cultural, environmental and community social benefits of infrastructure and regionally significant infrastructure are recognised and provided for, including the benefits of regionally significant infrastructure to enhance economic, cultural, environmental and social wellbeing in the district.
Radio New Zealand (S489)	S489.012	Infrastructure	I-O2	Support	RNZ supports recognition of infrastructure benefits, including specific inclusion of regionally significant infrastructure.	Retain Objective I-O2
Horticulture New Zealand (S159)	S159.031	Infrastructure	I-O3	Oppose	HortNZ opposes an objective of 'protection' as this is inconsistent with higher order documents such as the RPS and NPS-ET.	Amend Objective I-O3 as follows: Infrastructure is protected from Ensure that infrastructure is not compromised by incompatible land use, subdivision and development that may result in reverse sensitivity effects to ensure its effective operation, maintenance and upgrading.

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KiwiRail Holdings Limited (S416)	S416.013	Infrastructure	I-O3	Support in part	The objective to protect infrastructure from adverse effects of subdivision, use and development, including reverse sensitivity, is supported by KiwiRail. KiwiRail supports this policy which should also include repair as an essential activity for functioning networks and for consistency with other plan provisions.	Amend Objective i-O3 as follows: Infrastructure is protected from incompatible land use, subdivision and development that may result in reverse sensitivity effects to ensure its effective operation, maintenance repair and upgrading
Northland Federated Farmers of New Zealand (S421)	S421.024	Infrastructure	I-O3	Oppose	Objective I-O3 through its absolute protection of infrastructure will cause significant complications to our members, rural landowners, primary producers along with their everyday activities.	Delete Objective I-O3
Transpower New Zealand Ltd (S454)	S454.038	Infrastructure	I-O3	Support	Transpower supports the inclusion of this objective in the FNPDP.	Retain I-O3.
Top Energy Limited (S483)	S483.035	Infrastructure	I-O3	Support	This objective seeks to ensure that infrastructure is protected from incompatible land use and development. Top Energy supports this direction, but considers that the wording needs to capture operation, repair, maintenance and upgrading. This objective also refers to upgrading which Top Energy have sought a definition for in an earlier submission point.	Amend Objective I-O3 as follows: Infrastructure is protected from incompatible land use, subdivision and development that may result in reverse sensitivity effects to ensure its effective operation, repair , maintenance and upgrading.
Radio New Zealand (S489)	S489.013	Infrastructure	I-O3	Support	RNZ supports the objective to protect infrastructure from incompatible land use, including specific inclusion of reverse sensitivity effects	Retain Objective I-O3
Haitaitamaran gai Marae Kaitiaki Trust (S394)	S394.013	Infrastructure	I-O4	Support in part	In some instances, higher order instruments require avoidance, rather than minimisation of some adverse effects. There may also be instances where it is simply not appropriate or in line with sustainable management to allow adverse effects on vulnerable values.	Amend Objective I-O4 as follows: Adverse effects of infrastructure are managed through the design and location of infrastructure to avoid significant adverse effects or minimise adverse effects on areas with historical and cultural values, natural

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						values, and coastal values.
Northland Federated Farmers of New Zealand (S421)	S421.025	Infrastructure	I-O4	Support in part	Objective I-O4 needs to recognise land that contains highly productive soils and the economic values of these areas as well as the natural, cultural, and historic values currently specified.	Amend Objective I-O4 as follows: Adverse effects of infrastructure are managed through the design and location of infrastructure to minimise adverse effects on areas with historical and cultural values, natural values, economic values (including highly productive soils) , and coastal values. or wording with a similar intent
Kapiro Conservation Trust (S442)	S442.059	Infrastructure	I-O4	Support in part	The word 'minimise' is not appropriate and does not reflect the terminology used in RMA, s5 This chapter does not have any rules that address indigenous biodiversity. It may be that this objective is better reflected in the IB chapter.	Amend: " ...avoid, remedy or mitigate minimise ..."
Transpower New Zealand Ltd (S454)	S454.039	Infrastructure	I-O4	Support	Transpower supports the inclusion of this objective in the FNPDP.	Retain I-O4.
Waiaua Bay Farm Limited (S463)	S463.012	Infrastructure	I-O4	Oppose	The locational, operational and functional needs of infrastructure can preclude the avoidance of adverse effects. In WBF's view it is appropriate therefore to provide for the "management" rather than avoidance of potential effects. However, the drafting of the objective is repetitive and therefore WBF suggests refinements.	Amend Objective I-O4 as follows: I-O4 Adverse effects of infrastructure are managed through managed to minimise adverse effects on areas with historical and cultural values, natural values, and coastal values.
Top Energy Limited (S483)	S483.036	Infrastructure	I-O4	Support	Top Energy supports the direction to manage adverse effects of infrastructure in areas with historical and cultural values, natural values and coastal values, but considers it is important that the operational and functional need of	Amend Objective I-O4 as follows: Adverse effects of infrastructure are managed through the design and location of infrastructure to minimise adverse effects on areas with historical and cultural values,

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					infrastructure to locate in these areas is recognised and provided for.	natural values, and coastal values, while recognising and providing for the operational and functional need of infrastructure to locate in these areas.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.039	Infrastructure	I-O4	Support in part	The word 'minimise' is not appropriate and does not reflect the terminology used in RMA, s5 This chapter does not have any rules that address indigenous biodiversity. It may be that this objective is better reflected in the IB chapter.	Amend: " ... avoid, remedy or mitigate minimise ..."
Kairos Connection Trust and Habitat for Humanity Northern Region Ltd (S138)	S138.005	Infrastructure	I-O5	Support in part	The adequacy of urban three waters infrastructure to service land use development in reticulated urban centres is critical to the realisation of FNDC's assessment of future urban residential land supply and assumptions about future housing yield. With respect to wastewater infrastructure, the Section 32 overview information appears to indicate that urban zones have been consolidated to include land that is currently able to be serviced or is within areas where there are planned services. However, this is not clear from either the subdivision or zone rules that require servicing capacity to be confirmed at the time of a subdivision or land use consent application. Concerned that if it is a developer's sole responsibility to confirm the capacity of a wastewater infrastructure and demonstrate to Council that a controlled or permitted activity housing proposal is capable of being serviced, that this uncertainty and investigation cost will be a disincentive to proceeding with a proposal. Kairos and Habitat seek that the Council publicise baseline capacity information about its wastewater infrastructure in all of its urban centres and that proposed objectives and policies reflect the fact that it is the Council's	Amend Objective I-O5 as follows: <i>The provision of infrastructure is integrated with Plan enabled subdivision and land use and is coordinated at the time of subdivision and development.</i>

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					responsibility to service urban development that is permitted in a zone.	
Northland Federated Farmers of New Zealand (S421)	S421.022	Infrastructure	I-O5	Support	Federated Farmers supports objectives I-O1, I-O2, I-O5 and I-O6 as they are currently worded.	Retain Objective I-O5 or ensure that amendments include similar wording that achieves the same intent
Transpower New Zealand Ltd (S454)	S454.040	Infrastructure	I-O5	Support	Transpower supports the inclusion of this objective in the FNPDP.	Retain I-O5.
Top Energy Limited (S483)	S483.037	Infrastructure	I-O5	Support	Top Energy supports this objective as proposed.	Retain Objective I-O5
Northland Federated Farmers of New Zealand (S421)	S421.023	Infrastructure	I-O6	Support	Federated Farmers supports objectives I-O1, I-O2, I-O5 and I-O6 as they are currently worded.	Retain Objective I-O6 or ensure that amendments include similar wording that achieves the same intent
Transpower New Zealand Ltd (S454)	S454.041	Infrastructure	I-O6	Not Stated	Transpower supports the intent of this objective however it has some concerns regarding its potential impact on the National Grid. The existing KOE-MPE-A line crosses some areas of Māori Purpose - Rural zoned land. While Transpower supports planning provisions that enable tangata whenua to develop this land, there are locational, operational and functional constraints that mean that certain developments and activities cannot occur in the vicinity of the National Grid. Transpower suggests an amendment to Objective I-O6 to ensure that this is clear and transparent.	Amend I-O6 to allow for critical and necessary National Grid infrastructure; The location of infrastructure does not unnecessarily constrain the ability of tangata whenua to develop land in the Māori Purpose zone or the Treaty Settlement overlay, while recognising the locational, operational or functional needs of infrastructure.
Top Energy Limited (S483)	S483.038	Infrastructure	I-O6	Not Stated	Top Energy supports the ability of tangata whenua to develop land in the Māori Purpose Zone or Treaty Settlement overlay. However, Top Energy considers that the bar of "does not constrain" is too high. The provision of infrastructure to support the development of that land may lead to some constraints (e.g., the provision of electricity lines to service	Amend Objective I-O6 as follows: The location of infrastructure does not unduly constrain the ability of tangata whenua to develop land in the Māori Purpose zone or the Treaty Settlement overlay, while recognising and providing for

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					development on that land may require building setbacks to comply with the necessary safe setback distances in NZECP 34:2001). There is also often an operational and functional need for infrastructure to be located in these areas that needs to be recognised and provided for.	the operational and functional need of infrastructure to locate in these areas.
Kāinga Ora Homes and Communities (S561)	S561.020	Infrastructure	I-O6	Support	The objective provides the framework to ensure large scale regional wide infrastructure does not compromise the development potential of Maori land. Kāinga Ora support this planning approach.	Retain I-O6 as notified.
Our Kerikeri Community Charitable Trust (S338)	S338.009	Infrastructure	Policies	Not Stated	Having relevant infrastructure in place should be a prerequisite for future development. The provision of necessary infrastructure must be high priority in PDP policies/rules. Given the Council's funding constraints, we consider that developers should normally be required to provide the necessary infrastructure, including items such as on-site community wastewater systems	Amend the policies to emphasise the requirement for developer input for infrastructure servicing private land use and subdivision
Leah Frieling (S358)	S358.025	Infrastructure	Policies	Oppose	The current bylaws are not being enforced for the drainage districts.	Amend the Infrastructure section, by adding policies providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North Land Drainage Bylaw 2019
Northland Regional Council (S359)	S359.002	Infrastructure	Policies	Support in part	There are often difficulties in ensuring marine activities have the supporting land-based facilities required.	Amend the Plan to complement the cross-boundary matters section by incorporating policy in the coastal environment and infrastructure sections that seek subdivision, land use and development that is compatible with and where practicable complements use/activity in the coastal marine area.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Kapiro Conservation Trust (S442)	S442.058	Infrastructure	Policies	Neutral	This chapter is confusing because it appears to use RSI and infrastructure in the objectives and policies interchangeably. In many instances under the RPS only RSI gains access to the mitigation hierarchy, not all infrastructure in general. The definition of RSI is already broad and bringing in all of infrastructure is not warranted.	Insert policies that separate out infrastructure from RSI.
Kapiro Conservation Trust (S449)	S449.010	Infrastructure	Policies	Support in part	Having relevant infrastructure in place should be a prerequisite for future development. The provision of necessary infrastructure must be high priority in PDP policies/rules. Given the Council's funding constraints, we consider that developers should normally be required to provide the necessary infrastructure, including items such as on-site community wastewater systems	Amend the policies to emphasise the requirement for developer input for infrastructure servicing private land use and subdivision
Transpower New Zealand Ltd (S454)	S454.044	Infrastructure	Policies	Not Stated	Transpower seeks specific National Grid provisions to give effect to the NPSET. The need to operate, maintain, upgrade and develop the electricity transmission network is recognised as a matter of national significance through the NPSET. This significance applies universally across the country regardless of the nature of the specific National Grid asset. The NPSET Objective recognises that the network itself potentially gives rise to adverse effects, and that other activities can potentially adversely affect the network. The NPSET policies give direction on how to achieve the objective by providing for the recognition of the benefits of electricity transmission, as well as the management of the environmental effects of electricity transmission and the adverse effects of other activities on the transmission network. As such, the NPSET policies impose obligations on both decision-makers and Transpower itself. One of the aspects within the NPSET which must be given effect to in district plans is provisions relating to enabling the National Grid. Policies and plans must provide for the effective operation, maintenance, upgrading and development of the	Insert new policy as follows: I- Provide for the development of the National Grid by: 1. In urban zoned areas, development should minimise adverse effects on urban amenity and should avoid material adverse effects on the Commercial and Mixed Use zones, and areas of high recreational or amenity value and existing sensitive activities. 2. Seek to avoid the adverse effects of the National Grid within areas identified in SCHED4 Significant Natural Areas, SCHED5 Outstanding Natural Landscapes, SCHED6

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>National Grid. The development of National Grid assets gives rise to the potential for adverse environmental effects. The development of the National Grid must therefore be managed to ensure the potential for adverse effects is appropriately managed while recognising its significance and the constraints under which it operates. The NPSET requires the District Plan to include objectives and policies that:– Allow for the consideration of the technical constraints and operational requirements under which the National Grid operates, for example the linear nature of the transmission lines.– Have regard to the extent to which adverse effects have been avoided, remedied or mitigated through the route, site and method selection.– Ensure new planning and development seeks to avoid adverse effects on more sensitive areas. Policies, plans and decision makers must take in to account the characteristics of the National Grid, its technical and operational constraints, and the route, site and method selection process when considering the adverse effects of new National Grid infrastructure on the environment. On this basis, Transpower supports a new policy specific to the development of the National Grid.</p>	<p>Outstanding Natural Features, SCHED7 High Natural Character, SCHED8 Outstanding Natural Character, outside the coastal environment.3. Where the National Grid has a functional need or operational need to locate within the coastal environment, manage adverse effects by:a. Seeking to avoid adverse effects on areas identified in SCHED4 Significant Natural Areas, SCHED5 Outstanding Natural Landscapes, SCHED6 Outstanding Natural Features, SCHED7 High Natural Character, SCHED8 Outstanding Natural Character.b. Where it is not practicable to avoid adverse effects on the values of the areas in SCHED4 Significant Natural Areas, SCHED5 Outstanding Natural Landscapes, SCHED6 Outstanding Natural Features, SCHED7 High Natural Character, SCHED8 Outstanding Natural Character because of the functional needs or</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>operational needs of the National Grid, remedy or mitigate adverse effects on those values;c. Seeking to avoid significant adverse effects on:i. other areas of natural characterii. natural attributes and character of other natural features and natural landscapesiii. indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS 2010d. Avoiding, remedying or mitigating other adverse effects to the extent practicable; ande. Recognising there may be some areas within SCHED4 Significant Natural Areas, SCHED5 Outstanding Natural Landscapes, SCHED6 Outstanding Natural Features, SCHED7 High Natural Character, SCHED8 Outstanding Natural Character, where avoidance of adverse effects is required to protect the identified values and characteristics.4. When considering the adverse effects in respect of 1-3 above;a. Have regard to</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection; and b. Consider the constraints arising from the operational needs or functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects. In the event that there is a conflict between this policy and any other policies in the Far North District Plan, this policy will prevail.</p> <p>Amend to include any consequential amendments to other objectives, policies and rules in the FNPDP that may be necessary to fully give effect to the NPSET and implement this new policy. Should a National Grid specific policy not be provided, Transpower seeks amendment to policies I-P2 and IP-P3 to give effect to the NPSET.</p>

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<p>Transpower New Zealand Ltd (S454)</p>	<p>S454.050</p>	<p>Infrastructure</p>	<p>Policies</p>	<p>Not Stated</p>	<p>Transpower seeks specific National Grid provisions in order to give effect to the NPSET. The primary concerns are:- Policy I-P7 does not comprehensively address all activities which may compromise the National Grid. In addition to the health and safety issues of activities locating within proximity of the National Grid, the National Grid can be affected by other activities that establish beneath or in close proximity to its lines and/or structures. Such activities can generate reverse sensitivity effects where landowners/operators request a Council to impose constraints on existing infrastructure to manage effects such as noise, reduced visual amenity, radio and television interference, perceived Electric and Magnetic Field ('EMF') effects, or interference with business activities beneath the lines. The location of buildings and activities, particularly 'sensitive activities' such as schools and residential properties, beneath or in close proximity to lines and/or structures can also compromise Transpower's ability to maintain, upgrade and develop the National Grid. Additionally, the stability of National Grid lines can be affected by earthworks that destabilise support structures resulting in their need to be relocated.- NPSET Policies 10 and 11 are particularly relevant. These policies act as the primary guide to inform how adverse effects on the National Grid are managed. The policies seek to:○ Avoid sensitive activities near electricity transmission lines and infrastructure;○ Manage other activities to avoid reverse sensitivity effects on the Grid; and○ Manage activities to ensure the operation, maintenance, upgrading and development of the Grid is not compromised.As proposed, Policy I-P7 does address any of the above adequately.On this basis Transpower seeks a separate policy framework for the National Grid.</p>	<p>Insert a new Policy I-PyProtect the safe and efficient operation, maintenance and repair, upgrading, removal and development of National Grid from adverse effects by:1. Avoiding land uses (including sensitive activities) and buildings and structures within the National Grid Yard that may directly affect or otherwise compromise the National Grid;2. Avoiding reverse sensitivity effects on the National Grid.3. Only allowing subdivision within the National Grid Subdivision Corridor where it can be demonstrated that the National Grid will not be compromised taking into account:a. The impact of the subdivision layout and design on the operation, maintenance, and potential upgrade and development of the National Grid, including the ability for physical vehicle access to existing transmission assets for maintenance, inspections and upgrading;b. The ability of any potential future</p>

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						<p>development to comply with NZECP 34.2001 New Zealand Electrical Code of Practice for Electrical Safety Distances;c. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a principal building or dwelling can be provided outside of the National Grid Yard for each new allotment;d. The risk to the structural integrity of the National Grid;e. The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from the National Grid and the potential reverse sensitivity on and amenity and nuisance effects of the National Grid assets;f. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid;g. The outcome of any consultation with, and technical advice from, Transpower.4. Only allowing earthworks within the</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>National Grid Yard where it can be demonstrated that the safe and efficient functioning, operation, maintenance and repair, upgrading and development of the National Grid will not be compromised, taking into account:a. The extent to which the earthworks may compromise the safe access to and operation, maintenance and repair, upgrading and development of the National Grid;b. The stability of land within and adjacent to the National Grid;c. Risks relating to health or public safety, including the risk of property damage; andd. Technical advice provided by the owner and operator of the National Grid.In the event that there is a conflict between this policy and any other policies in the Far North District Plan, this policy will prevail.</p> <p>Transpower also requests any consequential amendments to other objectives, policies and rules in the FNPDP that may be necessary to fully give</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						effect to the NPSET and implement this new policy. Should a National Grid specific policy not be provided, Transpower seeks amendment to policy I-P7 to give effect to the NPSET.
Transpower New Zealand Ltd (S454)	S454.058	Infrastructure	Policies	Support	Transpower supports the inclusion of this policy in the FNPD.	Insert new policy Ensure new sensitive activities are appropriately located and/or designed to minimise reverse sensitivity effects on National Grid infrastructure, including by requiring compliance with NZECP 34:2001.
LJ King Ltd (S464)	S464.031	Infrastructure	Policies	Oppose	Seek some Policies under the District Plan for the existing mapped drainage district drains, as the Draft Management Plan 2017 and current bylaws are not being enforced for the drainage districts.	Amend the Infrastructure section, by adding policies providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.
Michael Foy (S472)	S472.025	Infrastructure	Policies	Support in part	We seek some rules under the District Plan for the existing mapped drainage district drains, as the current bylaws are not being enforced for the drainage districts.	Amend the Infrastructure section, by adding policies providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						and Motutangi drainage areas, as defined in the Far North Land Drainage Bylaw 2019
Top Energy Limited (S483)	S483.026	Infrastructure	Policies	Not Stated	Top Energy note that the Strategic Direction chapter only contains objectives for each topic, and not policies. In Top Energy's view, the objectives need policies to demonstrate how they are going to be achieved in the plan. It is also important at this strategic level of the PDP, that the policies provide clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction (e.g., for instance between the necessary provision of infrastructure, alongside the protection of the natural environment).	Insert policies to the Strategic Direction Chapter for the objectives, noting Top Energy's submission below on specific objectives relating to the provision of infrastructure, electricity and renewable energy generation activities.
Elbury Holdings (S485)	S485.030	Infrastructure	Policies	Oppose	Seek some Policies under the District Plan for the existing mapped drainage district drains, as the Draft Management Plan 2017 and current bylaws are not being enforced for the drainage districts.	Amend the Infrastructure section, by adding policies providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.038	Infrastructure	Policies	Not Stated	This chapter is confusing because it appears to use RSI and infrastructure in the objectives and policies interchangeably. In many instances under the RPS only RSI gains access to the mitigation hierarchy, not all infrastructure in general. The definition of RSI is already broad and bringing in all of infrastructure is not warranted.	Insert policies that separate out infrastructure from RSI.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.042	Infrastructure	Policies	Not Stated	The policy does not give effect to the RPS, policies 5.3.3, 4.4.1(3) and 4.6.1.	Insert two new policies for Regionally Significant Infrastructure: Outside the coastal environment manage the effects of new and the re-

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>consenting of existing Regionally Significant Infrastructure by: g. avoiding effects on historical and cultural values, significant natural areas, and outstanding natural features or landscapes to the extent practicable; h. minimising mitigating or remedying adverse effects on historical and cultural values, natural environment values that cannot be avoided; i. recognising the technical, operational and functional needs and constraints of infrastructure activities; j. Biodiversity offsetting more than minor residual adverse effects that cannot be avoided, remedied or mitigated; and k. If more than minor residual adverse effects remain after biodiversity offsetting then consider Environmental biodiversity compensation measures to ensure that any residual adverse effect is no more than minor.</p> <p>And then add a new policy to address maintenance,</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>operation and upgrading of RSI</p> <p>Outside the coastal environment manage the effects of operation, maintenance and upgrading of existing Regionally Significant Infrastructure by:</p> <p>a. Avoiding significant adverse effects and the adverse effects after the conclusion of the maintenance or upgrading or operation are the same or similar to before the activity being undertaken; and b. Then consider offsetting and environmental compensation measures where there are more than minor residual adverse effects that cannot be avoided, remedied or mitigated.</p>
<p>Royal Forest and Bird Protection Society of New Zealand (S511)</p>	<p>S511.043</p>	<p>Infrastructure</p>	<p>Policies</p>	<p>Not Stated</p>	<p>This policy elevates all infrastructure in the Far North to the status of RSI, National Grid, electricity transmission and renewable electricity generation activities. The definition for RSI is already far ranging and including all of infrastructure is a step to far and has no support from higher order planning documents. This policy does not meet the requirements of the NZCPS because it provides access to the effects mitigation hierarchy for all infrastructure in the Far North. This is contrary to the express</p>	<p>Insert new policies reflecting direction operation, maintenance and upgrading of RSI as follows:In the coastal environment, manage the effects of the, operation, maintenance and upgrading of Regionally Significant Infrastructure activities by:a.</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>requirements of the NZCPS in regards to ONLs, ONFs, and policy 11(a) matters. It also runs counter to RPS, policies 5.3.3, 4.4.1, 4.6.1 and 4.6.2. The RPS only provides access to the mitigation hierarchy for RSI not infrastructure as a whole in</p>	<p>avoiding adverse effects on the values, qualities and characteristics of:</p> <ul style="list-style-type: none"> i. significant natural areas, ii. The outstanding natural features or landscapes, areas of outstanding natural character; <p>b. Avoiding adverse effects on:</p> <ul style="list-style-type: none"> i. Indigenous taxa that are listed as threatened or at risk in the NZ Threat Classification System lists; and ii. Areas set aside for full or partial protection of indigenous biodiversity under other legislation <p>c. avoiding significant adverse effects on:</p> <ul style="list-style-type: none"> i. other natural features and landscapes, and areas of natural character; ii. areas of predominantly indigenous vegetation; iii. Habitats of indigenous species important for recreational, commercial, traditional, or cultural purposes; iv. Indigenous ecosystems and habitats that are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reefs systems, eelgrass, northern

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>wet heathlands, coastal and headwater streams, floodplains, margins of the coastal marine area and freshwater bodies, spawning and nursery areas and saltmarsh; and v. Historic heritaged. avoid, remedy, mitigate other adverse effects;e. recognising the technical, operational and functional needs and constraints of infrastructure activities; andf. where significant adverse effects are avoided and the adverse effects after the conclusion of the maintenance or upgrading or operation are the same or similar to before the activity being undertaken consider offsetting and environmental compensation measures where there are more than minor residual adverse effects that cannot be avoided, remedied or mitigated.</p>
<p>Fire and Emergency New Zealand (S512)</p>	<p>S512.013</p>	<p>Infrastructure</p>	<p>Policies</p>	<p>Support</p>	<p>These objectives support the continued function of Fire and Emergency. Efficient and effective water supply infrastructure coordinated with land use and development is essential to minimise risk to property and life in the event of a fire.</p>	<p>retain policies</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Elbury Holdings (S519)	S519.030	Infrastructure	Policies	Oppose	We seek some Policies under the District Plan for the existing mapped drainage district drains, as the Draft Management Plan 2017 and current bylaws are not being enforced for the drainage districts	Amend the Infrastructure section, by adding policies providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.032	Infrastructure	Policies	Support in part	Having relevant infrastructure in place should be a prerequisite for future development. The provision of necessary infrastructure must be high priority in PDP policies/rules. Given the Council's funding constraints, we consider that developers should normally be required to provide the necessary infrastructure, including items such as on-site community wastewater systems	Amend the policies to emphasise the requirement for developer input for infrastructure servicing private land use and subdivision
Carbon Neutral NZ Trust (S529)	S529.009	Infrastructure	Policies	Support in part	Having relevant infrastructure in place should be a prerequisite for future development. The provision of necessary infrastructure must be high priority in PDP policies/rules. Given the Council's funding constraints, we consider that developers should normally be required to provide the necessary infrastructure, including items such as on-site community wastewater systems	Amend the policies to emphasise the requirement for developer input for infrastructure servicing private land use and subdivision
Elbury Holdings (S541)	S541.027	Infrastructure	Policies	Oppose	We seek some Policies under the District Plan for the existing mapped drainage district drains, as the Draft Management Plan 2017 and current bylaws are not being enforced for the drainage districts.	Amend the Infrastructure section, by adding policies providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						Plan 2017.
LJ King Limited (S543)	S543.029	Infrastructure	Policies	Oppose	We seek some Policies under the District Plan for the existing mapped drainage district drains, as the Draft Management Plan 2017 and current bylaws are not being enforced for the drainage districts.	Amend the Infrastructure section, by adding policies providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.
LJ King Limited (S547)	S547.029	Infrastructure	Policies	Oppose	We seek some Policies under the District Plan for the existing mapped drainage district drains, as the Draft Management Plan 2017 and current bylaws are not being enforced for the drainage districts.	Amend the Infrastructure section, by adding policies providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017
Te Rūnanga o Ngāti Rēhia (S559)	S559.050	Infrastructure	Policies	Support in part	The amendment is to ensure recharge is maintained.	Insert a policy into the PDP which requires low impact stormwater design for new development.
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand	S282.02	Infrastructure	I-P1	Support	The policy recognises the need to provide for existing infrastructure.	Retain provision as notified.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Limited (S282)						
Arvida Group Limited (S165)	S165.007	Infrastructure	I-P1	Support in part	The "statement of intent" contained in these objectives and policies needs to be linked to the FNDC Long Term Plan or other funding and delivery mechanisms so that the Council can enable the District's people and communities to provide for the own social and economic well-being.	Amend to Identify in the PDP those measures that the Council will take to lead and provide for infrastructure in a timely manner that will support and enable growth.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.014	Infrastructure	I-P1	Support in part	The submitter supports in part objective I-P1 however, the definition of 'infrastructure' does not include additional infrastructure (which includes social infrastructure such as educational facilities). Educational facilities are a crucial form of social infrastructure that is needed to support local communities and their social and economic wellbeing. Under the NPS-UD, social infrastructure is included with the definition of 'additional infrastructure'. Council has an obligation under the NPS-UD to ensure sufficient additional infrastructure (which includes social infrastructure such as educational facilities) is provided in development and local authorities must be satisfied that additional infrastructure to service the development capacity is likely to be available.	Amend policy I-P1 as follows: Provide for the continued operation, maintenance, upgrading and replacement of existing infrastructure and additional infrastructure.
Waka Kotahi NZ Transport Agency (S356)	S356.021	Infrastructure	I-P1	Support	not stated	Retain I-P1 as notified
KiwiRail Holdings Limited (S416)	S416.014	Infrastructure	I-P1	Support in part	The policy is supported with an amendment to add in the term 'repair' to provide consistency with other parts of the Plan.	Amend Policy I-P1 as follows: Provide for the continued operation, maintenance, repair , upgrading and replacement of existing infrastructure.
Northland Federated Farmers of New Zealand (S421)	S421.026	Infrastructure	I-P1	Support	Federated Farmers supports Policies I-P1 to I-P6, and I-P8 to IP14 as they are currently worded.	Retain Policy I-P1 or ensure that amendments include similar wording that achieves the same intent

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Transpower New Zealand Ltd (S454)	S454.042	Infrastructure	I-P1	Support	Transpower supports the inclusion of this policy in the FNPDP.	Retain I-P1.
Top Energy Limited (S483)	S483.039	Infrastructure	I-P1	Support	Top Energy supports this policy, but considers that the wording needs to also capture repair of infrastructure. This policy also refers to upgrading which Top Energy has sought a definition for in an earlier submission point.	Amend Policy I-P1 as follows: Provide for the continued operation, repair , maintenance, upgrading and replacement of existing infrastructure.
Radio New Zealand (S489)	S489.014	Infrastructure	I-P1	Support	RNZ supports policy direction that provides for the continued operation, maintenance, upgrading and replacement of existing infrastructure. RNZ consider the policy should include reference to regionally significant infrastructure to recognise its importance to the District.	Amend Policy I-P1 as follows: "Provide for the continued operation, maintenance, upgrading and replacement of existing infrastructure, in particular regionally significant infrastructure
Waka Kotahi NZ Transport Agency (S356)	S356.022	Infrastructure	I-P2	Support	not stated	Retain I-P2 as notified
Waka Kotahi NZ Transport Agency (S356)	S356.030	Infrastructure	I-P2	Support in part	Clarity is sought that new infrastructure is included, and for avoidance of significant adverse effects to apply to areas of high natural character.	Amend as follows: In the coastal environment, manage the effects of the new development, operation, maintenance and upgrading of infrastructure activities by: a. avoiding adverse effects on the qualities and characteristics of significant natural areas, outstanding natural features or landscapes, areas of outstanding natural character; b. avoiding significant adverse effects on other natural

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						features and landscapes, and areas of high natural character;"
Director-General of Conservation (Department of Conservation) (S364)	S364.023	Infrastructure	I-P2	Support in part	The Director-General is generally supportive of Policy I-P2, however, notes that SNAs and the coastal environment have value in of itself, not just in characteristics and qualities and the wording should reflect this.	Amend the wording of Policy I-P2 as follows: In the coastal environment, manage the effects of the development, operation, maintenance and upgrading of infrastructure activities by: <ul style="list-style-type: none"> • avoiding adverse effects on the qualities and characteristics of significant natural areas, outstanding natural features or landscapes, areas of outstanding natural character; • avoiding significant adverse effects on other natural features and landscapes, and areas of natural character; • recognising the technical, operational and functional needs and constraints of infrastructure activities; and • having regard to offsetting and environmental compensation measures where there are more than minor residual adverse effects that cannot be avoided,

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						remedied or mitigated.
Haitaimarangi Marae Kaitiaki Trust (S394)	S394.014	Infrastructure	I-P2	Support in part	Protection of SNA, ONF and ONL is a starting point. Effects should not need to be significant to trigger avoidance. Requiring avoidance of significant adverse cultural effects reflects proper implementation of Part 2 RMA tangata whenua focused matters.	Amend Policy I-P2 as follows: In the coastal environment, manage the effects of the development, operation, maintenance and upgrading of infrastructure activities by... b. avoiding significant adverse effects on other natural features and landscapes, and areas of natural character; c. avoiding significant adverse effects on cultural values and remedying and mitigating other adverse cultural effects...
Te Hiku Iwi Development Trust (S399)	S399.026	Infrastructure	I-P2	Not Stated	For avoidance of doubt, we recommend inclusion of the word "biodiversity" before offsetting in these policies	Amend Policy I-P2 to include the words 'offsetting (including biodiversity offsetting)...'
KiwiRail Holdings Limited (S416)	S416.015	Infrastructure	I-P2	Support	Recognition that there are specific circumstances in which the upgrade of existing, or new, infrastructure may be appropriate in sensitive locations such as the coast is supported. In particular, that the policy links to the technical, operational and functional needs and constraints of infrastructure is supported.	Retain Policy I-P2
Northland Federated Farmers of New Zealand (S421)	S421.027	Infrastructure	I-P2	Support	Federated Farmers supports Policies I-P1 to I-P6, and I-P8 to IP14 as they are currently worded.	Retain Policy I-P2 or ensure that amendments include similar wording that achieves the same intent
Kapiro Conservation Trust (S442)	S442.060	Infrastructure	I-P2	Support in part	There are no rules in this chapter that regulate the removal of indigenous biodiversity. For this reason this chapter may not be the most appropriate place for these policies. It means that plan users have to go to the IB chapter then	Amend: In the coastal environment, manage the effects of the development, operation, maintenance and upgrading of

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					<p>if they are undertaking an infrastructure activity then they will need to go back to the Infrastructure chapter to pick up on these policies. This policy elevates all infrastructure in the Far North to the status of RSI, National Grid, electricity transmission and renewable electricity generation activities. The definition for RSI is already far ranging and including all of infrastructure is a step to far and has no support from higher order planning documents. This policy does not meet the requirements of the effects mitigation hierarchy for all infrastructure in the Far North. This is contrary to the express requirements of the NZCPS in regards to ONLs, ONFs, and policy 11(a) matters. It also runs counter to RPS, policies 5.3.3, 4.4.1, 4.6.1 and 4.6.2. The RPS only provides access to the mitigation hierarchy for RSI not infrastructure as a whole in certain circumstances. These suggested amendments reflect these restrictions. Further the RPS does not provide access to offsetting and compensation principles in the Coastal Environment for new or re-consenting of RSI under RPS, policy 5.5.3, 4.4.1 (1) and (2) The RPS, policy 5.5.3 only provides access to offsetting and compensation for maintenance, and upgrading of existing RSI, in the coastal environment. Under the RPS infrastructure in general must comply with RPS policies 4.4.1 and 4.6.1 and 4.6.2. No further policy direction is required for infrastructure in general and it should fall to the natural environment chapter objectives and policies to assist resource consent applications.</p>	<p>infrastructure and new Regionally Significant Infrastructure or re-consenting of existing of Regionally Significant Infrastructure activities by:</p> <ul style="list-style-type: none"> a. avoiding adverse effects on the values, qualities and characteristics of: <ul style="list-style-type: none"> a. significant natural areas, b. The outstanding natural features or landscapes, areas of outstanding natural character; b. Avoiding adverse effects on: <ul style="list-style-type: none"> a. Indigenous taxa that are listed as threatened or at risk in the NZ Threat Classification System lists; and b. Areas set aside for full or partial protection of indigenous biodiversity under other legislation c. avoiding significant adverse effects and avoid, remedy, mitigate other adverse effects on: <ul style="list-style-type: none"> a. other natural features and landscapes, and areas of natural character; b. areas of predominantly indigenous vegetation; c. Habitats of indigenous species important for recreational, commercial, traditional, or cultural purposes; d. Indigenous ecosystems and habitats that

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						<p>are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reefs systems, eelgrass, northern wet heathlands, coastal and headwater streams, floodplains, margins of the coastal marine area and freshwater bodies, spawning and nursery areas and saltmarsh; and. Historic heritaged. recognising the technical, operational and functional needs and constraints of infrastructure activities; and. having regard to offsetting and environmental compensation measures where there are more than minor residual adverse effects that cannot be avoided, remedied or mitigated.</p>
<p>Transpower New Zealand Ltd (S454)</p>	<p>S454.043</p>	<p>Infrastructure</p>	<p>I-P2</p>	<p>Not Stated</p>	<p>Transpower seeks specific National Grid provisions to give effect to the NPSET. While Transpower supports IP-2 in principle, it does not reflect or give effect to the NPSET and is not specific to the National Grid. It also does not provide the 'seek to avoid' approach required by Policy 8 of the NPSET for the more sensitive environments. This is also true for the policy framework for new development of the National</p>	<p>Amend to exclude the National Grid from policy I-P2 as follows: I-P2 In the coastal environment, manage the effects of the development, operation, maintenance and upgrading of infrastructure activities</p>

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					<p>Grid within such environments.</p> <p>The need to operate, maintain, upgrade and develop the electricity transmission network is recognised as a matter of national significance through the NPSET. This significance applies universally across the country regardless of the nature of the specific National Grid asset. The NPSET Objective recognises that the network itself potentially gives rise to adverse effects, and that other activities can potentially adversely affect the network. The NPSET policies give direction on how to achieve the objective by providing for the recognition of the benefits of electricity transmission, as well as the management of the environmental effects of electricity transmission and the adverse effects of other activities on the transmission network. As such, the NPSET policies impose obligations on both decision-makers and Transpower itself. One of the aspects within the NPSET which must be given effect to in district plans is provisions relating to enabling the National Grid. Policies and plans must provide for the effective operation, maintenance, upgrading and development of the National Grid. The development of National Grid assets gives rise to the potential for adverse environmental effects.</p> <p>The development of the National Grid must therefore be managed to ensure the potential for adverse effects is appropriately managed while recognising its significance and the constraints under which it operates. The NPSET requires the District Plan to include objectives and policies that:</p> <ul style="list-style-type: none"> - Allow for the consideration of the technical constraints and operational requirements under which the National Grid operates, for example the linear nature of the transmission lines. - Have regard to the extent to which adverse effects have been avoided, remedied or mitigated through the route, site and method 	<p>(excluding the National Grid)</p> <p>by:</p> <p>...</p>

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					selection. – Ensure new planning and development seeks to avoid adverse effects on more sensitive areas.	
Waiaua Bay Farm Limited (S463)	S463.013	Infrastructure	I-P2	Support	The drafting of this objective appropriately implements the directions of the New Zealand Coastal Policy Statement regarding natural features, landscapes and character, while also appropriately recognising the unique requirements of infrastructure at sub-clause (c). As such, sub-clause (d) is also appropriate.	Retain Policy I-P2
Top Energy Limited (S483)	S483.040	Infrastructure	I-P2	Support	Top Energy supports this policy, but considers that the wording needs to also capture repair. Top Energy also considers that I-P2c should be amended to "recognising and providing for".	Amend Policy I-P2 as follows: In the coastal environment, manage the effects of the development, operation, repair , maintenance and upgrading of infrastructure activities by: a... c. recognising and providing for the technical, operational and functional needs and constraints of infrastructure activities; and ...
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.040	Infrastructure	I-P2	Support in part	There are no rules in this chapter that regulate the removal of indigenous biodiversity. For this reason this chapter may not be the most appropriate place for these policies. It means that plan users have to go to the IB chapter then if they are undertaking an infrastructure activity then they will need to go back to the Infrastructure chapter to pick up on these policies. This policy elevates all infrastructure in the Far North to the status of RSI, National Grid, electricity transmission and renewable electricity generation activities. The definition for RSI is already far ranging and including all of infrastructure is a step to far and has no support from higher order planning documents. This	Amend:I- P2 In the coastal environment, manage the effects of the development, operation, maintenance and upgrading of infrastructure and new Regionally Significant Infrastructure or re-consenting of existing of Regionally Significant Infrastructure activities by: a. avoiding adverse effects on the values , qualities and

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					<p>policy does not meet the requirements of the NZCPS because it provides access to the effects mitigation hierarchy for all infrastructure in the Far North. This is contrary to the express requirements of the NZCPS in regards to ONLs, ONFs, and policy 11(a) matters. It also runs counter to RPS, policies 5.3.3, 4.4.1, 4.6.1 and 4.6.2. The RPS only provides access to the mitigation hierarchy for RSI not infrastructure as a whole in certain circumstances. These suggested amendments reflect these restrictions. Further the RPS does not provide access to offsetting and compensation principles in the Coastal Environment for new or re-consenting of RSI under RPS, policy 5.5.3, 4.4.1 (1) and (2) The RPS, policy 5.5.3 only provides access to offsetting and compensation for maintenance, and upgrading of existing RSI, in the coastal environment. Under the RPS infrastructure in general must comply with RPS policies 4.4.1 and 4.6.1 and 4.6.2. No further policy direction is required for infrastructure in general and it should fall to the natural environment chapter objectives and policies to assist resource consent applications.</p>	<p>characteristics of:</p> <ul style="list-style-type: none"> a. significant natural areas, b. The outstanding natural features or landscapes, areas of outstanding natural character; b. Avoiding adverse effects on: <ul style="list-style-type: none"> a. Indigenous taxa that are listed as threatened or at risk in the NZ Threat Classification System lists; and b. Areas set aside for full or partial protection of indigenous biodiversity under other legislation c. avoiding significant adverse effects and avoid, remedy, mitigate other adverse effects on: <ul style="list-style-type: none"> a. other natural features and landscapes, and areas of natural character; b. areas of predominantly indigenous vegetation; c. Habitats of indigenous species important for recreational, commercial, traditional, or cultural purposes; d. Indigenous ecosystems and habitats that are particularly vulnerable to modification, including estuaries, lagoons,

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						<p>coastal wetlands, dunelands, intertidal zones, rocky reefs systems, eelgrass, northern wet heathlands, coastal and headwater streams, floodplains, margins of the coastal marine area and freshwater bodies, spawning and nursery areas and saltmarsh; and</p> <p>e. Historic heritage d. recognising the technical, operational and functional needs and constraints of infrastructure activities; and e. having regard to offsetting and environmental compensation measures where there are more than minor residual adverse effects that cannot be avoided, remedied or mitigated</p>
<p>Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited,</p>	<p>S282.016</p>	<p>Infrastructure</p>	<p>I-P3</p>	<p>Oppose</p>	<p>While it is considered the current wording of this policy will allow for certain infrastructure activities to be located in areas of historic/cultural values, significant natural areas, and outstanding natural features or landscapes, clause (d) appears to be overly restrictive in considering infrastructure activities (in particular telecommunication activities) noting that this clause appears to capture all adverse effects. These forms of infrastructure tend to be of a</p>	<p>Amend I-P3 be removing clause (d).</p>

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Vodafone New Zealand Limited (S282)					smaller footprint when compared to the likes of electricity distribution or pipeline networks and as such, environmental compensation or offsetting on top of restrictions within these areas may not be entirely appropriate noting the scale of such activities and the benefit they provide to the district. It is considered that clauses (a) - (c) appropriately manage effects outside the coastal environment within areas of historic/cultural values, significant natural areas, and outstanding natural features or landscapes. IB-P4 is considered a more suitable method when addressing the likes of environmental offsetting or compensation and is consistent with the draft National Policy Statement for Indigenous Biodiversity	
Waka Kotahi NZ Transport Agency (S356)	S356.031	Infrastructure	I-P3	Support in part	Waka Kotahi considers that this policy should be amended to be consistent with Policy I-P2 to focus on the qualities and characteristics of significant natural areas and outstanding natural features or landscapes. It should also be recognised that positive effects should not be avoided, and that this should only relate to adverse effects. Clarity is also sought, that new infrastructure is included.	Amend as follows: Outside the coastal environment, manage the effects of the new development, operation, maintenance and upgrading of infrastructure activities by: a. avoiding adverse effects on historical and cultural values, qualities and characteristics of significant natural areas, and outstanding natural features or landscapes to the extent practicable; ...
Director-General of Conservation (Department of Conservation) (S364)	S364.024	Infrastructure	I-P3	Support	The Director-General supports Policy I-P3	Retain Policy I-P3

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Te Hiku Iwi Development Trust (S399)	S399.027	Infrastructure	I-P3	Not Stated	For avoidance of doubt, we recommend inclusion of the word "biodiversity" before offsetting in these policies	Amend Policy I-P3 to include the words 'offsetting (including biodiversity offsetting)...'
KiwiRail Holdings Limited (S416)	S416.016	Infrastructure	I-P3	Support	Policy to enable the upgrading and development of infrastructure is supported by KiwiRail. In particular, that the policy links to the technical, operational and functional needs and constraints of infrastructure is supported	Retain Policy I-P3
Northland Federated Farmers of New Zealand (S421)	S421.028	Infrastructure	I-P3	Support	Federated Farmers supports Policies I-P1 to I-P6, and I-P8 to IP14 as they are currently worded.	Retain Policy I-P3 or ensure that amendments include similar wording that achieves the same intent
Kapiro Conservation Trust (S442)	S442.061	Infrastructure	I-P3	Oppose	The policy does not give effect to the RPS, policies 5.3.3, 4.4.1(3) and 4.6.1.	Amend I-P3: Outside the coastal environment, manage the effects of the development, operation, maintenance and upgrading of infrastructure activities by: a. avoiding effects on historical and cultural values, significant natural areas, and outstanding natural features or landscapes to the extent practicable ; b. avoiding significant adverse effects on of the following: i. Areas of predominantly indigenous vegetation; ii. Habitat of indigenous species that are important for recreational, commercial, traditional or cultural purposes; iii. Indigenous ecosystems and habitats that are particularly vulnerable to modification, including wetlands, dunelands, norther

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						<p>wet heathlands, headwater streams, floodplains and margins of freshwater bodies, spawning and nursery areas; andiv. Outstanding natural features and outstanding natural landscapes and the natural character of freshwater bodies:e. minimising remedying or mitigating other adverse effects on historical and cultural values, natural environment values that cannot be avoided; d. recognising the technical, operational and functional needs and constraints of infrastructure activities; ande. considering where more than minor residual adverse effects remain from (c) biodiversity having regard to offsetting; andf. considering where more than minor residual adverse effects cannot be biodiversity offset in (e) an environmental biodiversity compensation measure where there are more than minor residual adverse effects that cannot be avoided, remedied or</p>

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						mitigated.
Kapiro Conservation Trust (S442)	S442.062	Infrastructure	I-P3	Neutral	The policy does not give effect to the RPS, policies 5.3.3, 4.4.1(3) and 4.6.1.	Amend, for Regionally Significant Infrastructure include the following two new policies: Outside the coastal environment manage the effects of new and the re-consenting of existing Regionally Significant Infrastructure by: g. avoiding effects on historical and cultural values, significant natural areas, and outstanding natural features or landscapes to the extent practicable; h. minimising mitigating or remedying adverse effects on historical and cultural values, natural environment values that cannot be avoided; i. recognising the technical, operational and functional needs and constraints of infrastructure activities; j. Biodiversity offsetting more than minor residual adverse effects that cannot be avoided, remedied or mitigated; andk. If more than minor residual adverse effects remain after biodiversity offsetting then consider Environmental

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						<p>biodiversity compensation measures to ensure that any residual adverse effect is no more than minor.</p> <p>And then add a new policy to address maintenance, operation and upgrading of RSI</p> <p>Outside the coastal environment manage the effects of operation, maintenance and upgrading of existing Regionally Significant Infrastructure by:a. Avoiding significant adverse effects and the adverse effects after the conclusion of the maintenance or upgrading or operation are the same or similar to before the activity being undertaken; andb. Then consider offsetting and environmental compensation measures where there are more than minor residual adverse effects that cannot be avoided, remedied or mitigated.</p>
<p>Transpower New Zealand Ltd (S454)</p>	<p>S454.045</p>	<p>Infrastructure</p>	<p>I-P3</p>	<p>Not Stated</p>	<p>Transpower seeks specific National Grid provisions to give effect to the NPSET. While Transpower supports IP-2 in principle, it does</p>	<p>Amend to exclude the National Grid from policy I-P3 as follows: I-P3</p>

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					<p>not reflect or give effect to the NPSET and is not specific to the National Grid. It also does not provide the 'seek to avoid' approach required by Policy 8 of the NPSET for the more sensitive environments. This is also true for the policy framework for new development of the National Grid within such environments.</p> <p>The need to operate, maintain, upgrade and develop the electricity transmission network is recognised as a matter of national significance through the NPSET. This significance applies universally across the country regardless of the nature of the specific National Grid asset. The NPSET Objective recognises that the network itself potentially gives rise to adverse effects, and that other activities can potentially adversely affect the network. The NPSET policies give direction on how to achieve the objective by providing for the recognition of the benefits of electricity transmission, as well as the management of the environmental effects of electricity transmission and the adverse effects of other activities on the transmission network. As such, the NPSET policies impose obligations on both decision-makers and Transpower itself. One of the aspects within the NPSET which must be given effect to in district plans is provisions relating to enabling the National Grid. Policies and plans must provide for the effective operation, maintenance, upgrading and development of the National Grid. The development of National Grid assets gives rise to the potential for adverse environmental effects.</p> <p>The development of the National Grid must therefore be managed to ensure the potential for adverse effects is appropriately managed while recognising its significance and the constraints under which it operates. The NPSET requires the District Plan to include objectives and policies that:</p> <ul style="list-style-type: none"> - Allow for the consideration of the technical 	<p>Outside the coastal environment, manage the effects of the development, operation, maintenance and upgrading of infrastructure activities (excluding the National Grid) by:</p> <p>...</p>

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					constraints and operational requirements under which the National Grid operates, for example the linear nature of the transmission lines. – Have regard to the extent to which adverse effects have been avoided, remedied or mitigated through the route, site and method selection. – Ensure new planning and development seeks to avoid adverse effects on more sensitive areas.	
Waiaua Bay Farm Limited (S463)	S463.014	Infrastructure	I-P3	Support	WBF supports the focus on managing the effects of infrastructure development. This approach recognises that the avoidance of effects is not always possible or appropriate, given the locational, operational and functional needs that sometimes apply.	Retain Policy I-P3
Top Energy Limited (S483)	S483.041	Infrastructure	I-P3	Support	Top Energy supports this policy, but considers that the wording needs to also include repair. Top Energy considers that outside of the coastal environment, clause I-P3b should also refer to mitigation of adverse effects, as minimisation and remedying might not be readily achievable in every instance, and the consideration of mitigation needs to also be provided for. Top Energy also consider that I-P3c should be amended to "recognising and providing for." This policy also refers to upgrading which Top Energy has sought a definition for in an earlier submission point.	Amend Policy I-P3 as follows: Outside the coastal environment, manage the effects of the development, operation, repair , maintenance and upgrading of infrastructure activities by: a... b. minimising, or remedying or mitigating adverse effects on historical and cultural values, natural environment values that cannot be avoided; c. recognising and providing for the technical, operational and functional needs and constraints of infrastructure activities; and ...
Radio New Zealand (S489)	S489.015	Infrastructure	I-P3	Support	RNZ supports this policy, in particular the recognition of technical, operational and functional needs and constraints of infrastructure activities.	Retain Policy I-P3

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<p>Royal Forest and Bird Protection Society of New Zealand (S511)</p>	<p>S511.041</p>	<p>Infrastructure</p>	<p>I-P3</p>	<p>Oppose</p>	<p>The policy does not give effect to the RPS, policies 5.3.3, 4.4.1(3) and 4.6.1.</p>	<p>Amend I-P3 Outside the coastal environment, manage the effects of the development, operation, maintenance and upgrading of infrastructure activities by: a. avoiding effects on historical and cultural values, significant natural areas, and outstanding natural features or landscapes to the extent practicable; b. avoiding significant adverse effects on of the following: i. Areas of predominantly indigenous vegetation; ii. Habitat of indigenous species that are important for recreational, commercial, traditional or cultural purposes; iii. Indigenous ecosystems and habitats that are particularly vulnerable to modification, including wetlands, dunelands, norther wet heathlands, headwater strerams, floodplains and margins of freshwater bodies, spawning and nursery areas; and iv. Outstanding natural features and outstanding natural landscaps and the natural character of freshwater bodies: c. minimising remedying or</p>

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						<p>mitigating other adverse effects on historical and cultural values, natural environment values that cannot be avoided;</p> <p>d. recognising the technical, operational and functional needs and constraints of infrastructure activities; and e. considering where more than minor residual adverse effects remain from (c) biodiversity having regard to offsetting; and</p> <p>f. considering where more than minor residual adverse effects cannot be biodiversity offset in (e) an environmental biodiversity compensation measure where there are more than minor residual adverse effects that cannot be avoided, remedied or mitigated.</p>
Ara Poutama Aotearoa the Department of Corrections (S158)	S158.008	Infrastructure	I-P4	Support	The infrastructure policy framework appropriately provides recognition of the benefits of, and protection for, regionally significant infrastructure (i.e. including Northland Regional Corrections Facility).	Retain Policy I-P4.
Arvida Group Limited (S165)	S165.008	Infrastructure	I-P4	Support in part	The "statement of intent" contained in these objectives and policies needs to be linked to the FNDC Long Term Plan or other funding and	Amend to Identify in the PDP those measures that the Council will take to lead and provide for

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					delivery mechanisms so that the Council can enable the District's people and communities to provide for the own social and economic well-being.	infrastructure in a timely manner that will support and enable growth.
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)	S282.021	Infrastructure	I-P4	Support	The policy recognises the need to provide for infrastructure and associated benefits.	Retain provision as notified.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.015	Infrastructure	I-P4	Support in part	The submitter supports in part policy I-P4 however, the definition of 'infrastructure' does not include additional infrastructure (which includes social infrastructure such as educational facilities). Educational facilities are a crucial form of social infrastructure that is needed to support local communities and their social and economic wellbeing. Under the NPS-UD, social infrastructure is included with the definition of 'additional infrastructure'. Council has an obligation under the NPS-UD to ensure sufficient additional infrastructure (which includes social infrastructure such as educational facilities) is provided in development and local authorities must be satisfied that additional infrastructure to service the development capacity is likely to be available.	Amend policy I-P4 as follows: Provide for infrastructure (including additional infrastructure) where there are benefits such as: a. significant social, economic and cultural benefits associated with regionally significant infrastructure b. improved: i. quality of life; ii. standard of living; iii. public health and safety; iv. access to latest technology, such as fibre and high-speed wireless internet; v. functioning of businesses; and

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						vi. transportation of freight, goods, people. c. growth and development of the District; d. a reduction in the operation and maintenance costs of infrastructure; e. integration of infrastructure with urban development; and f. facilitating local, regional, national or international connectivity.
Waka Kotahi NZ Transport Agency (S356)	S356.023	Infrastructure	I-P4	Support	not stated	Retain I-P4 as notified
KiwiRail Holdings Limited (S416)	S416.017	Infrastructure	I-P4	Support	KiwiRail supports the policy which sets out a range of quality of life and economic benefits from the provision of infrastructure.	Retain Policy I-P4
Northland Federated Farmers of New Zealand (S421)	S421.029	Infrastructure	I-P4	Support	Federated Farmers supports Policies I-P1 to I-P6, and I-P8 to IP14 as they are currently worded.	Retain Policy I-P4 or ensure that amendments include similar wording that achieves the same intent
Transpower New Zealand Ltd (S454)	S454.046	Infrastructure	I-P4	Support	Transpower supports the inclusion of this policy in the FNPDP.	Retain I-P4
Waiaua Bay Farm Limited (S463)	S463.015	Infrastructure	I-P4	Support	While WBF supports this policy in general terms, a minor amendment to sub-clause (a) would be appropriate given the benefits of regionally significant infrastructure are inherently "significant".	Amend Policy I-P4 as follows: I-P4 Provide for infrastructure where there are benefits such as: a. significant social, economic and cultural benefits associated with regionally

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						significant infrastructure ...
Top Energy Limited (S483)	S483.042	Infrastructure	I-P4	Support	Top Energy supports this policy which provides for the benefits of infrastructure.	Retain Policy I-P4
Radio New Zealand (S489)	S489.016	Infrastructure	I-P4	Support	RNZ supports recognition of the benefits associated with regionally significant infrastructure.	Retain Policy I-P4
Kairos Connection Trust and Habitat for Humanity Northern Region Ltd (S138)	S138.006	Infrastructure	I-P5	Support in part	<p>The adequacy of urban three waters infrastructure to service land use development in reticulated urban centres is critical to the realisation of FNDC's assessment of future urban residential land supply and assumptions about future housing yield. With respect to wastewater infrastructure, the Section 32 overview information appears to indicate that urban zones have been consolidated to include land that is currently able to be serviced or is within areas where there are planned services. However, this is not clear from either the subdivision or zone rules that require servicing capacity to be confirmed at the time of a subdivision or land use consent application.</p> <p>Concerned that if it is a developer's sole responsibility to confirm the capacity of a wastewater infrastructure and demonstrate to Council that a controlled or permitted activity housing proposal is capable of being serviced, that this uncertainty and investigation cost will be a disincentive to proceeding with a proposal. Kairos and Habitat seek that the Council publicise baseline capacity information about its wastewater infrastructure in all of its urban centres and that proposed objectives and policies reflect the fact that it is the Council's responsibility to service urban development that is permitted in a zone.</p>	Amend Policy I-P5 as follows: <i>Require the coordination of infrastructure planning and delivery at the time of Plan enabled</i> land use, subdivision and development, so that land use and infrastructure is <i>integrated, efficient and aligned</i> .
Chorus New Zealand Limited, Spark New	S282.022	Infrastructure	I-P5	Support	The policy recognises the benefit in coordinating infrastructure delivery.	Retain provision as notified.

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Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)						
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.016	Infrastructure	I-P5	Support in part	The submitter supports in part objective I-P5 however, the definition of 'infrastructure' does not include additional infrastructure (which includes social infrastructure such as educational facilities). Educational facilities are a crucial form of social infrastructure that is needed to support local communities and their social and economic wellbeing. Under the NPS-UD, social infrastructure is included with the definition of 'additional infrastructure'. Council has an obligation under the NPS-UD to ensure sufficient additional infrastructure (which includes social infrastructure such as educational facilities) is provided in development and local authorities must be satisfied that additional infrastructure to service the development capacity is likely to be available.	Amend policy I-P5 as follows: Require the coordination of infrastructure (including additional infrastructure) planning and delivery at the time of land use, subdivision and development so that land use and infrastructure is integrated, efficient and aligned.
Waka Kotahi NZ Transport Agency (S356)	S356.024	Infrastructure	I-P5	Support	not stated	Retain I-P5 as notified
Northland Federated Farmers of New Zealand (S421)	S421.030	Infrastructure	I-P5	Support	Federated Farmers supports Policies I-P1 to I-P6, and I-P8 to IP14 as they are currently worded.	Retain Policy I-P5 or ensure that amendments include similar wording that achieves the same intent
Transpower New Zealand Ltd (S454)	S454.047	Infrastructure	I-P5	Support	Transpower supports the inclusion of this policy in the FNPDP.	Retain I-P5
Top Energy Limited (S483)	S483.043	Infrastructure	I-P5	Support	Top Energy supports this policy which requires the coordination of infrastructure.	Retain Policy I-P5

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Kāinga Ora Homes and Communities (S561)	S561.021	Infrastructure	I-P5	Support	This policy enables I-O1 to be achieved.	Retain I-P5 as notified.
Waka Kotahi NZ Transport Agency (S356)	S356.025	Infrastructure	I-P6	Support	not stated	Retain I-P6 as notified
Te Hiku Iwi Development Trust (S399)	S399.028	Infrastructure	I-P6	Not Stated	There are some types of cultural site where location of services underground would be warranted and appropriate to avoid/minimise effects on cultural values. This is not specifically provided for by the policy.	Amend point e. of Policy I-P6 as follows: e. requiring the undergrounding of services when locating infrastructure in the coastal environment, a resource overlay, heritage area, or an area with high amenity value, or in the vicinity of culturally significant sites (where appropriate)
Northland Federated Farmers of New Zealand (S421)	S421.031	Infrastructure	I-P6	Support	Federated Farmers supports Policies I-P1 to I-P6, and I-P8 to IP14 as they are currently worded.	Retain Policy I-P6 or ensure that amendments include similar wording that achieves the same intent
Transpower New Zealand Ltd (S454)	S454.048	Infrastructure	I-P6	Support in part	Transpower supports the intent of this policy in the FNPDP, however the requirements for use of recessive colours and finishes in subclause c. and the undergrounding of services in sub clause e. are potentially problematic. The materials needed to construct, operate, maintain, repair and upgrade the National Grid can be quite specialised and may not necessarily be available in a range of recessive colours and finishes. Undergrounding of transmission lines and facilities is not always technically feasible and is very expensive. Underground transmission lines are also difficult to maintain and repair. In addition, if undergrounding of transmission	Amend I-P6 as follows: Where practicable and appropriate for the type of infrastructure, minimise the adverse visual effects of infrastructure by: a. co-location or multiple use; b. removing redundant facilities or structures; c. using landscaping and/or recessive colours and finishes, if available ; d. encouraging innovative design to maintain the

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					assets is required in the Far North, these costs will ultimately be passed on to electricity users in the district which may be unaffordable. Transpower therefore proposes changes to the wording of the policy to ensure visual effects are considered and addressed without being unduly onerous or costly.	character and amenity of the surrounding area by integrating infrastructure within the site and utilising existing built form and landform; and e. requiring considering the undergrounding of services when locating infrastructure in the coastal environment, a resource overlay, heritage area or an area with high amenity value.
Top Energy Limited (S483)	S483.044	Infrastructure	I-P6	Support	Top Energy supports this policy, in particular the qualifier at the start of "where practicable and appropriate for the type of infrastructure." This is important in order to recognise and provide for the operational and functional needs of infrastructure which may not be able to minimise adverse visual effects in every instance.	Retain Policy I-P6
Ara Poutama Aotearoa the Department of Corrections (S158)	S158.009	Infrastructure	I-P7	Support	The infrastructure policy framework appropriately provides recognition of the benefits of, and protection for, regionally significant infrastructure (i.e. including Northland Regional Corrections Facility).	Retain Policy I-P7.
Horticulture New Zealand (S159)	S159.032	Infrastructure	I-P7	Oppose	HortNZ opposes a policy of 'protection' as this is inconsistent with higher order documents such as the RPS and NPS-ET. Neither Critical Electricity Lines or electricity distribution lines not defined or described. The policy relates to regionally significant infrastructure but clause g) includes local infrastructure.	Amend Policy I-P7 as follows: Protect Ensure that regionally significant infrastructure from the effects of is not compromised by incompatible land use and subdivision, use and development , including reverse sensitivity effects,

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						<p>which may compromise the operation and capacity of infrastructure by:</p> <ol style="list-style-type: none"> 1. locating and designing noise sensitive activities to avoid potential reverse sensitivity effects on airports and State Highways; 2. avoiding physical obstructions in take-off, approach, landing and departure paths and runway end protections areas; 3. managing new noise sensitive activities within a defined air noise contour; 4. managing access to the railway corridor, and local, regional and national road network; 5. managing landuse and subdivision activities in proximity to Critical Electricity Lines to: <ol style="list-style-type: none"> 1. retain the ability for the network utility operator to

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						<p>access, operate, maintain, repair and upgrade the line recognising that some lines may cross private land;</p> <p>2. ensure that future buildings and building alterations, earthworks, planting tress construction activities do not compromise the effective operation of the electricity distribution network and maintain safe electrical clearance distances under all electricity distribution line operating conditions.</p> <p>6. managing land disturbance and activities sensitive to gas transmission to</p>

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						<p>avoid, or mitigate potential adverse effects on, gas transmission pipelines; and</p> <p>7. managing other activities, through setbacks and design controls where necessary, to achieve appropriate protection of local, regional and nationally significant infrastructure.</p>
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)	S282.023	Infrastructure	I-P7	Support	The policy recognises the role that regionally significant infrastructure plays and the need to protect such assets.	Retain provision as notified.
Waka Kotahi NZ Transport Agency (S356)	S356.026	Infrastructure	I-P7	Support	not stated	Retain I-P7 as notified
KiwiRail Holdings	S416.018	Infrastructure	I-P7	Support in part	The policy is generally supported as it recognizes both reverse sensitivity effects, and the need to protect Regionally Significant	Insert new criteria in Policy I-P7 as follows: (x)locating and/or designing noise and vibration

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Limited (S416)					<p>Infrastructure with design and/or acoustic standards. The Plan recognizes that airport and road noise effects require management but omits to include railway noise and vibration, which requires a similar policy and rule regime to manage effects effectively.</p> <p>The policy should encourage the management of the rail/development interface. Other submissions seek to add a building or accessway setbacks and an acoustic/vibration standard. While the definition of noise includes vibration, it is highlighted here to support the specific rail vibration standard. Vibration from rail corridors can potentially give rise to adverse health and amenity effects on noise (and vibration) sensitive activities located nearby if not properly addressed and provided for. The rail network is a 24 hour a day, seven day a week operation, and the frequency, length and weight of trains can change without community consultation. Noise and vibration can have an impact on the internal amenity of a building. Appropriate mitigation, installed to ensure that the health and wellbeing of those living and working near to the rail network are not adversely affected, is pivotal to ensure that undue restrictions are not placed on the operation of the rail network.</p> <p>Rail activities not only generate noise, but also vibration effects. KiwiRail seek amendment to required acoustic and vibration treatment for sensitive activities within identified corridors adjacent to the railway networks to ensure an appropriate level of internal amenity is achieved in buildings adjacent to the rail corridor. Clause 'g' is supported with the proposed amendment as it supports the plans approach to actively managing the effects of adjacent development on infrastructure.</p>	<p>sensitive activities to avoid potential reverse sensitivity effects on railway corridors(y)managing new noise and vibration sensitive activities adjacent to railways to protect people's health and residential amenity while they are indoors</p> <p>Amend subsection g. of Policy I-P7 as follows.</p> <p>(g)managing other activities, through set-backs and design controls where necessary, to achieve appropriate protection of local, regional and nationally significant infrastructure.</p> <p>Or any such alternative relief to ensure that the rail related elements are appropriately addressed.</p>
Northland Federated Farmers of	S421.039	Infrastructure	I-P7	Support in part	Federated Farmers has concerns over policies that seek to restrict certain activities and farm practices on private property. Care needs to be	Amend Policy I-P7 as follows (inferred): Protect local, regionally and

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New Zealand (S421)					<p>taken when developing policies for district plans that the rights of private landowners to carry out lawful activities are not unnecessarily restricted or prohibited through the Council seeking to protect other land uses such as regionally significant infrastructure.</p> <p>Policies in the proposed district plan should be consistent with the policies contained in national policy instruments and national environment standards. The Council also needs to recognise that for infrastructure that goes across or is on private property, the infrastructure provider will have entered into discussions with the private landowner and the appropriate easements would normally have been registered on the relevant certificate/s of title. The easements provide the necessary level of protection needed for infrastructure to be operated and maintained on private property.</p> <p>As written, the proposed policy has the potential to create reverse sensitivity issues for private property where there is infrastructure located. The policy as drafted does not recognise the role that private property instruments such as easements play in ensuring that infrastructure is able to continue to be accessed and operated and be repaired, maintained, and upgraded. Proposed policy I-P7 also needs to recognise that every national gas network line has its own easement recorded on the appropriate Certificate/s of Title which legally defines the required setbacks and property specific restrictions.</p>	<p>nationally significant infrastructure from the effects of incompatible land use and subdivision, including reverse sensitivity effects, which may compromise the operation and capacity of infrastructure by:</p> <p>a - d ...</p> <p>e. where there is no evidence of an appropriate easement on the relevant Certificate/s of Title, managing landuse and subdivision activities in proximity to Critical Electricity Lines to...</p> <p>f. where there is no evidence of an appropriate easement on the relevant Certificate/s of Title, managing land disturbance and activities sensitive to gas transmission to avoid, or mitigate potential adverse effects on, gas transmission pipelines; and</p> <p>g. where required, managing other activities, through the use of setbacks set-backs and appropriate design controls where necessary, to achieve the appropriate protection of local, regional and nationally significant infrastructure.</p>

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						or wording with similar intent
<p>Transpower New Zealand Ltd (S454)</p>	<p>S454.049</p>	<p>Infrastructure</p>	<p>I-P7</p>	<p>Not Stated</p>	<p>Transpower supports the intent of this policy however it does not reflect or give effect to the NPSET. Transpower seeks specific National Grid provisions in order to give effect to the NPSET. The primary concerns are: - The policy does not comprehensively address all activities which may compromise the National Grid. In addition to the health and safety issues of activities locating within proximity of the National Grid, the National Grid can be affected by other activities that establish beneath or in close proximity to its lines and/or structures. Such activities can generate reverse sensitivity effects where landowners/operators request a Council to impose constraints on existing infrastructure to manage effects such as noise, reduced visual amenity, radio and television interference, perceived Electric and Magnetic Field ('EMF') effects, or interference with business activities beneath the lines. The location of buildings and activities, particularly 'sensitive activities' such as schools and residential properties, beneath or in close proximity to lines and/or structures can also compromise Transpower's ability to maintain, upgrade and develop the National Grid. Additionally, the stability of National Grid lines can be affected by earthworks that destabilise support structures resulting in their need to be relocated. - NPSET Policies 10 and 11 are particularly relevant. These policies act as the primary guide to inform how adverse effects on the National Grid are managed. The policies seek to: - Avoid sensitive activities near electricity transmission lines and infrastructure;</p>	<p>Amend Policy I-P7 to exclude the National Grid as follows: I-P7 Protect regionally significant infrastructure (excluding the National Grid) from the effects of incompatible land use and subdivision, including reverse sensitivity effects, which may compromise the operation and capacity of infrastructure by:</p>

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					<p>- Manage other activities to avoid reverse sensitivity effects on the Grid; and</p> <p>- Manage activities to ensure the operation, maintenance, upgrading and development of the Grid is not compromised.</p> <p>As proposed, Policy I-P7 does address any of the above adequately.</p> <p>On this basis Transpower seeks a separate policy framework for the National Grid.</p>	
<p>Top Energy Limited (S483)</p>	<p>S483.045</p>	<p>Infrastructure</p>	<p>I-P7</p>	<p>Support</p>	<p>Top Energy supports policy I-P7, which seeks to protect regionally significant infrastructure from the effects of incompatible land uses and subdivision. In particular, Top Energy is interested in and supports the inclusion of clause I-P7e and I-P7g of this policy.</p> <p>In terms of the first sentence of the policy, Top Energy considers that it is important that this policy protects nationally and regionally significant infrastructure, and also local infrastructure. With regard to electricity distribution, the whole distribution network is important because the network operates as an electricity ecosystem, which is reliant on all components of the network to ensure the safe and efficient provision of electricity to customers and communities. This is already acknowledged in clause g, but it is important that the leading sentence also acknowledges this.</p> <p>I-P7e addresses the management of landuse and subdivision activities near 'Critical Electricity Lines'. Top Energy provided feedback on the Draft FNDP seeking that some of the critical electricity distribution network be mapped.</p> <p>FNDP has included part of the area requested by Top Energy in the PDP as an Energy Infrastructure Overlay 'Critical Electricity Lines'.</p> <p>As addressed in earlier comments, the extent of mapping is more limited than that sought by Top Energy and only incorporates the 110kv line from Kaikohe to Kaitaia. Top Energy seeks that this be extended to also include the 33kv lines</p>	<p>Amend Policy I-P7 as follows:</p> <p>Protect nationally and regionally significant infrastructure and local infrastructure from the effects of incompatible land use and subdivision, including reverse sensitivity effects, which may compromise the operation and capacity of infrastructure by:</p> <p>a...</p> <p>e. Identifying Critical Electricity Lines as a mapped overlay and managing landuse and subdivision activities in proximity to Critical Electricity Lines to:</p> <p>i...</p> <p>ii. ensure that future buildings and building alterations, earthworks, planting of tress and construction activities do not compromise the effective operation of the electricity</p>

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					across the District. Top Energy also considers that I-P7e should be amended to include "the identification of critical electricity lines as a mapped overlay." Top Energy has suggested some minor grammatical changes to I-P7e.ii.	distribution network and maintain safe electrical clearance distances under all electricity distribution line operating conditions...
Radio New Zealand (S489)	S489.017	Infrastructure	I-P7	Support in part	RNZ support a policy to protect regionally significant infrastructure from incompatible land use, however, at present the policy does not recognise infrastructure associated with network utilities.	Insert new point in Policy I-P7, after point e as follows (and renumber points f and g accordingly): f. managing land use and subdivision activities in proximity to network utilities, including radiocommunication transmitter sites, to: i. retain the ability for network utility operator to access, operate, maintain, repair and upgrade the infrastructure; ii. ensure that future buildings do not compromise the effective operation of the network utility.
Chorus New Zealand Limited, Spark New Zealand Trading Limited,	S282.024	Infrastructure	I-P8	Support	The policy recognises that infrastructure meets the needs of the district.	Retain provision as notified.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Spark TowerCo Limited, Vodafone New Zealand Limited (S282)						
Waka Kotahi NZ Transport Agency (S356)	S356.027	Infrastructure	I-P8	Support	not stated	Retain I-P8 as notified
KiwiRail Holdings Limited (S416)	S416.019	Infrastructure	I-P8	Support	The policy supports activities which maintain the resilience of the rail network, which is regionally significant infrastructure, and is therefore supported.	Retain Policy I-P8
Northland Federated Farmers of New Zealand (S421)	S421.032	Infrastructure	I-P8	Support	Federated Farmers supports Policies I-P1 to I-P6, and I-P8 to IP14 as they are currently worded.	Retain Policy I-P8 or ensure that amendments include similar wording that achieves the same intent
Transpower New Zealand Ltd (S454)	S454.051	Infrastructure	I-P8	Support	Transpower supports the inclusion of this policy in the FNPDP.	Retain I-P8
Top Energy Limited (S483)	S483.046	Infrastructure	I-P8	Support	Top Energy supports this policy which seeks to provide for resilient infrastructure.	Retain Policy I-P8
Radio New Zealand (S489)	S489.018	Infrastructure	I-P8	Support	RNZ support this policy. It is important to provide for infrastructure, particularly where it is regionally significant.	Retain Policy I-P8
Waka Kotahi NZ Transport Agency (S356)	S356.028	Infrastructure	I-P9	Support	not stated	Retain I-P9 as notified
Northland Federated Farmers of New Zealand (S421)	S421.033	Infrastructure	I-P9	Support	Federated Farmers supports Policies I-P1 to I-P6, and I-P8 to IP14 as they are currently worded.	Retain Policy I-P9 or ensure that amendments include similar wording that achieves the same intent
Transpower New Zealand Ltd (S454)	S454.052	Infrastructure	I-P9	Support	Transpower supports the inclusion of this policy in the FNPDP.	Retain I-P9

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Top Energy Limited (S483)	S483.047	Infrastructure	I-P9	Support	Top Energy seeks amendment to this policy to ensure that the operational and functional needs of infrastructure are taken into account when encouraging new linear infrastructure to be located within roads.	Amend Policy I-P9 as follows: Taking into account the operational and functional needs of infrastructure, E ncourage new linear infrastructure to be located within roads and, where practicable, adjacent to the carriageway unless this would result in a risk to health and safety.
Northland Federated Farmers of New Zealand (S421)	S421.034	Infrastructure	I-P10	Support	Federated Farmers supports Policies I-P1 to I-P6, and I-P8 to IP14 as they are currently worded.	Retain Policy I-P10 or ensure that amendments include similar wording that achieves the same intent
Kapiro Conservation Trust (S442)	S442.063	Infrastructure	I-P10	Support in part	Recognise the National Grid is very important.	Amend to reflect that there may be instances in the Coastal Environment where avoidance of indigenous biodiversity may be required
Transpower New Zealand Ltd (S454)	S454.053	Infrastructure	I-P10	Not Stated	Transpower supports the policy but suggests an amendment to ensure it covers all aspects of the National Grid.	Amend I-P10 as follows: Provide for the operation, maintenance, upgrade, relocation or and removal of the National Grid while having regard to the extent to which adverse effects have been avoided, remedied or mitigated through route, site and method selection.

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Top Energy Limited (S483)	S483.048	Infrastructure	I-P10	Support	Top Energy supports recognition for the National Grid, which is fundamental to the electricity network, and assumes Transpower will address any issues with provisions relating to the National Grid.	Retain Policy I-P10
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.044	Infrastructure	I-P10	Support in part	Recognize that National Grid is very important	Amend I -P10 to reflect that there may be instances in the Coastal Environment where avoidance of indigenous biodiversity may be required
Te Hiku Iwi Development Trust (S399)	S399.029	Infrastructure	I-P11	Support	We support the intent of Policy I-P11 to avoid new infrastructure where it will compromise the ability to develop and use land in the Māori Purpose zone or in the Treaty Settlement overlay unless the owners of the land agree to the new infrastructure.	Retain Policy I-P11
Northland Federated Farmers of New Zealand (S421)	S421.035	Infrastructure	I-P11	Support	Federated Farmers supports Policies I-P1 to I-P6, and I-P8 to IP14 as they are currently worded.	Retain Policy I-P11 or ensure that amendments include similar wording that achieves the same intent
Transpower New Zealand Ltd (S454)	S454.054	Infrastructure	I-P11	Not Stated	Transpower supports the inclusion of this policy in the FNPDP, however the policy needs to acknowledge that there may be some occasions where infrastructure can only be located in a particular location due to a functional or operational need. Transpower suggests the policy be amended to reflect this.	Amend I-P11 as follows: Avoid new infrastructure where it will compromise the ability to develop and use land in the Māori Purpose zone or in the Treaty Settlement overlay unless the owners of the land agree to the new infrastructure or there is a functional or operational need for the infrastructure to be located there.
Top Energy Limited (S483)	S483.049	Infrastructure	I-P11	Not Stated	Top Energy supports the ability of tangata whenua to develop land in the Māori Purpose Zone or Treaty Settlement overlay, however Top Energy opposes the avoidance directive in this policy. This is incongruous with the wording of objective I-O6 (including Top Energy's suggested	Amend Policy I-P11 as follows: Avoid-Manage new infrastructure where it will unduly compromise the ability to develop and use land in the

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					amendments). Furthermore, Top Energy considers that the bar of "does not constrain" is too high. The provision of infrastructure to support the development of that land may lead to some constraints (e.g., the provision of electricity lines to service development on that land may require building setbacks to comply with the necessary safe setback distances in NZECP 34:2001). There is also often an operational and functional need for infrastructure to be located in these areas that needs to be recognised and provided for.	Māori Purpose zone or in the Treaty Settlement overlay unless the owners of the land agree to the new infrastructure, while recognising and providing for the operational and functional need of infrastructure to locate in these areas.
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)	S282.025	Infrastructure	I-P12	Support	The policy recognises that infrastructure technology continues to develop over time.	Retain provision as notified.
Waka Kotahi NZ Transport Agency (S356)	S356.029	Infrastructure	I-P12	Support	not stated	Retain I-P12 as notified
KiwiRail Holdings Limited (S416)	S416.020	Infrastructure	I-P12	Support	KiwiRail support policy that recognises the benefits that new technologies can bring to rail in terms of efficiency of the operation and safety and resilience of the network.	Retain Policy I-P12
Northland Federated Farmers of New Zealand (S421)	S421.036	Infrastructure	I-P12	Support	Federated Farmers supports Policies I-P1 to I-P6, and I-P8 to IP14 as they are currently worded.	Retain Policy I-P12 or ensure that amendments include similar wording that achieves the same intent

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Transpower New Zealand Ltd (S454)	S454.055	Infrastructure	I-P12	Support	Transpower supports the inclusion of this policy in the FNPDP.	Retain I-P12
Top Energy Limited (S483)	S483.050	Infrastructure	I-P12	Support	Top Energy supports the recognition of the benefits of new infrastructure, but considers the wording should be "recognise and provide for."	Amend Policy I-P12 as follows: Recognise and provide for the benefits of new technology in infrastructure that ...
Waka Kotahi NZ Transport Agency (S356)	S356.032	Infrastructure	I-P13	Support in part	Whilst Waka Kotahi is not opposed to managing adverse effects, it considers that the policy goes too far to include the "safe and efficient operation of" other infrastructure.	Amend as follows: Manage the adverse effects of infrastructure on the environment by: a. avoiding, remedying or mitigating the adverse effects of substantial upgrades to, or the development of new infrastructure, including effects on: i. natural and physical resources; ii. amenity values; iii. sensitive activities; iv. the safe and efficient operation of other infrastructure; ...
Northland Federated Farmers of New Zealand (S421)	S421.037	Infrastructure	I-P13	Support	Federated Farmers supports Policies I-P1 to I-P6, and I-P8 to IP14 as they are currently worded.	Retain Policy I-P13 or ensure that amendments include similar wording that achieves the same intent
John Andrew Riddell (S431)	S431.169	Infrastructure	I-P13	Not Stated	Not stated	Amend Policy I-P13 to qualify that it is subject to policies I-P2, I-P3 and I-P6.
Kapiro Conservation Trust (S442)	S442.064	Infrastructure	I-P13	Support in part	It is not clear what types of environments this policy is aimed at given that I-P2 and I-P3 already address the Coastal Environment and SNAs and other important natural and cultural matters outside the Coastal Environment. This	Amend: Manage the adverse effects of infrastructure on the environment by: a. avoiding, remedying or

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					<p>policy should appropriately be aimed for infrastructure in general at values that are not covered by I-P2 and I-P3 (and those others recommended by Forest & Bird) Under the RPS infrastructure in general must comply with RPS policies 4.4.1 and 4.6.1 and 4.6.2.</p>	<p>mitigating the adverse effects of substantial upgrades to, or the development of new infrastructure, including effects on:</p> <ul style="list-style-type: none"> i. natural and physical resources; ii. amenity values; iii. sensitive activities; iv. the safe and efficient operation of other infrastructure; v. the health, well-being and safety of people and communities. <p>b. avoiding radio, electric and magnetic emissions that do not meet the recognised standards or guidelines;</p> <p>c. requiring the undergrounding of network utilities in Urban zones and the Settlement zone where it:</p> <ul style="list-style-type: none"> i. is technically feasible; ii. is justified by the extent of adverse visual effects; and iii. provides for the safety of the community.
<p>Transpower New Zealand Ltd (S454)</p>	<p>S454.056</p>	<p>Infrastructure</p>	<p>I-P13</p>	<p>Not Stated</p>	<p>Transpower seeks specific National Grid provisions to give effect to the NPSET. While Transpower supports IP-13 in principle, it does not reflect or give effect to the NPSET and is not specific to the National Grid. It also does not provide the 'seek to avoid' approach required by Policy 8 of the NPSET for the more sensitive</p>	<p>Amend I-P13 as follows: Manage the adverse effects of infrastructure, excluding the National Grid, on the environment by:</p> <ul style="list-style-type: none"> a. avoiding, remedying or

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					<p>environments. The inclusion of National Grid specific policies as discussed in the submission point on I-P2 above provides a comprehensive policy approach that gives effect to the NPSET. For the reasons set out in the submission point on I-P2 above, Transpower supports the exclusion of the National Grid from I-P13 and a new policy specific to the development of the National Grid.</p>	<p>mitigating the adverse effects of substantial upgrades to, or the development of new infrastructure, including effects on:</p> <ul style="list-style-type: none"> i. natural and physical resources; ii. amenity values; iii. sensitive activities; iv. the safe and efficient operation of other infrastructure; v. the health, well-being and safety of people and communities. <ul style="list-style-type: none"> b. avoiding radio, electric and magnetic emissions that do not meet the recognised standards or guidelines; c. requiring the undergrounding of network utilities in Urban zones and the Settlement zone where it: <ul style="list-style-type: none"> a. is technically feasible; b. is justified by the extent of adverse visual effects; and c. provides for the safety of the community. <p>Should the National Grid not be excluded from I-P13, Transpower seeks amendment to the policy to give effect to</p>

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						the NPSET.
Waiaua Bay Farm Limited (S463)	S463.016	Infrastructure	I-P13	Support	WBF considers this policy provides appropriately balanced guidance for the management of effects associated with infrastructure development or upgrades.	Retain Policy I-P13
Top Energy Limited (S483)	S483.051	Infrastructure	I-P13	Support	<p>Top Energy supports this policy, but considers that the wording of clause IP13a should be amended to enable the full suite of effects management (e.g., including offsetting or compensating) for upgrades and new infrastructure.</p> <p>Top Energy also considers that clause IP13b needs to reference the specific standards and guidelines for electric and magnetic emissions that are considered "recognised standards." If not, Top Energy considers that this policy could be misused or misinterpreted to reference other standards or guidelines that are not actually the ones referenced in the Infrastructure rules.</p> <p>With regard to clause I-P13c, Top Energy has included three other factors that need to be considered in terms of determining whether undergrounding is the most appropriate method of installation of network utilities in the Urban Zones and Settlement zone.</p>	<p>Amend Policy I-P13 as follows: Manage the adverse effects of infrastructure on the environment by:</p> <p>a. avoiding, remedying, or mitigating, offsetting or compensating the adverse effects of substantial upgrades to, or the development of new infrastructure, including effects on ...</p> <p>b. avoiding radio, electric and magnetic emissions that do not meet the recognised standards in New Zealand Standards NZS2772.1: 1999 Radiofrequency fields or guidelines in International Commission on Non-Ionising Radiation Protection Guidelines;</p> <p>c. requiring the undergrounding of network utilities in Urban zones and the Settlement zone where it:</p> <p>i. it is technically feasible; and</p> <p>ii. it is justified by the extent of adverse visual effects; and</p>

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						<p>iii. it provides for the safety of the community; oriv. it will not result in adverse effects on the environment that are greater than placing the infrastructure above; orv. there are not natural or physical features or structures that render underground placement impractical or undesirable; orvi. there are not significant operational, functional, technical, cultural, historic heritage or economic reasons that require the infrastructure to be above ground.</p>
<p>Radio New Zealand (S489)</p>	<p>S489.019</p>	<p>Infrastructure</p>	<p>I-P13</p>	<p>Support</p>	<p>RNZ support this policy. It already complies with recognised standards and guidelines and it is important that all infrastructure providers do so. RNZ suggests it would be appropriate for this policy to recognise that technical, operational and function constraints may mean not all effects can be avoided, remedied or mitigated. Such recognition would align with the similar policy direction in I-P3.</p>	<p>Amend Policy I-P13 to include the following reference:recognising that technical, operational and function constraints may mean not all effects can be avoided, remedied or mitigated</p>
<p>Royal Forest and Bird Protection Society of New Zealand (S511)</p>	<p>S511.045</p>	<p>Infrastructure</p>	<p>I-P13</p>	<p>Support in part</p>	<p>It is not clear what types of environments this policy is aimed at given that I-P2 and I-P3 already address the Coastal Environment and SNAs and other important natural and cultural matters outside the Coastal Environment. This policy should appropriately be aimed for</p>	<p>Amend I -P13 Manage the adverse effects of infrastructure on the environment by: a. avoiding, remedying or mitigating the adverse effects of</p>

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					<p>infrastructure in general at values that are not covered by I-P2 and I-P3 (and those others recommended by Forest & Bird) Under the RPS infrastructure in general must comply with RPS policies 4.4.1 and 4.6.1 and 4.6.2</p>	<p>substantial upgrades to, or the development of new infrastructure, including effects on:</p> <ul style="list-style-type: none"> i. natural and physical resources; ii. amenity values; iii. sensitive activities; iv. the safe and efficient operation of other infrastructure; v. the health, well-being and safety of people and communities. <ul style="list-style-type: none"> b. avoiding radio, electric and magnetic emissions that do not meet the recognised standards or guidelines; c. requiring the undergrounding of network utilities in Urban zones and the Settlement zone where it: <ul style="list-style-type: none"> i. is technically feasible; ii. is justified by the extent of adverse visual effects; and iii. provides for the safety of the community.
<p>Waka Kotahi NZ Transport Agency (S356)</p>	<p>S356.033</p>	<p>Infrastructure</p>	<p>I-P14</p>	<p>Oppose</p>	<p>It is unclear what this policy is setting out to achieve as it has been duplicated in I-P13 above. It is considered better that this be located within the rules or assessment criteria than as a policy.</p>	<p>Delete I-P14</p>
<p>Northland Federated Farmers of</p>	<p>S421.038</p>	<p>Infrastructure</p>	<p>I-P14</p>	<p>Support</p>	<p>Federated Farmers supports Policies I-P1 to I-P6, and I-P8 to IP14 as they are currently worded.</p>	<p>Retain Policy I-P14 or ensure that amendments include similar wording that achieves the same</p>

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New Zealand (S421)						intent
Transpower New Zealand Ltd (S454)	S454.057	Infrastructure	I-P14	Not Stated	Transpower seeks specific National Grid provisions to give effect to the NPSET. While Transpower supports IP-13 in principle, it does not reflect or give effect to the NPSET and is not specific to the National Grid. It also does not provide the 'seek to avoid' approach required by Policy 8 of the NPSET for the more sensitive environments. The inclusion of National Grid specific policies as discussed in the submission point on I-P2 above provides a comprehensive policy approach that gives effect to the NPSET. For the reasons set out in the submission point on I-P2 above, Transpower supports the exclusion of the National Grid from I-P13 and a new policy specific to the development of the National Grid.	Amend I-P14 as follows: Manage infrastructure, excluding the National Grid , 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: ...
Waiaua Bay Farm Limited (S463)	S463.017	Infrastructure	I-P14	Oppose	Sub-clauses (a) to (m) are a list of assessment matters that are inappropriate to be included in a policy. They do not provide direction about how to achieve the overarching objectives (I-O4, I-O5). WBF recommends deletion of the policy and reliance on Policy I-P13 instead. If necessary, the assessment criteria can be relocated to rules and standards of the infrastructure chapter	Delete Policy I-P14
Top Energy Limited (S483)	S483.052	Infrastructure	I-P14	Support	Top Energy supports this policy which provides clarity about some relevant matters to be considered in resource consent applications under the Infrastructure Chapter.	Retain Policy I-P14
Radio New Zealand (S489)	S489.020	Infrastructure	I-P14	Support	RNZ supports this policy, particularly (m), (n) and (o).	Retain Policy I-P14
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.017	Infrastructure	Rules	Not Stated	The submitter requests that educational facilities are provided for within the district plan as a permitted activity in the Infrastructure Chapter (and subsequently removed from the relevant zoning chapters). The new provision would recognise that education is a fundamental human right and educational facilities are a crucial form of social infrastructure that is	Insert a new provision as follows: Educational Facilities Activity status: Permitted All zones Excludes: - Light Industrial zone-Heavy Industrial zone-Natural Open

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					<p>needed to support local communities and their social and economic wellbeing. Council has an obligation under the NPS-UD to ensure sufficient additional infrastructure (which includes social infrastructure like schools) is provided in development and local authorities must be satisfied that additional infrastructure to service the development capacity is likely to be available (see Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation, in particular). Enabling educational facilities as a permitted activity will allow better servicing the growth of the Far North District and support the local communities' needs, particularly in residential areas. Furthermore, educational facilities should be provided for in the Rural Zones to allow the Ministry to provide schools to support existing rural communities. This will support active modes of transport and reduce trip lengths and times thereby reducing carbon emissions. They should be enabled in these zones as educational facilities are considered essential social infrastructure. Matters of discretion when the activity cannot comply with the permitted standards should be limited to matters of relevance.</p>	<p>Space zone- Open Space zone- Sport and Active Recreation zone- Horticulture Processing Facilities zone Advice note: rules related to the excluded zones are included in the relevant zoning chapter Where: PER-1 (1) The activity complies with the following relevant development standards for the underlying zone: a) Noise b) Height in relation to boundary c) Setbacks Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to: a) Design and layout. b) Transport safety and efficiency. c) Scale of activity and hours of operation. d) Infrastructure servicing. e) Potential reverse sensitivity effects on rural production operations.</p>
<p>Our Kerikeri Community</p>	<p>S338.010</p>	<p>Infrastructure</p>	<p>Rules</p>	<p>Not Stated</p>	<p>Having relevant infrastructure in place should be a prerequisite for future development. The provision of necessary infrastructure must be</p>	<p>Amend the rules to emphasise the requirement for developer input for infrastructure servicing private</p>

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Charitable Trust (S338)					high priority in PDP policies/rules. Given the Council's funding constraints, we consider that developers should normally be required to provide the necessary infrastructure, including items such as on-site community wastewater systems	land use and subdivision
Leah Frieling (S358)	S358.026	Infrastructure	Rules	Oppose	The current bylaws are not being enforced for the drainage districts.	Amend the Infrastructure section, by adding rules: <ul style="list-style-type: none"> • providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North Land Drainage Bylaw 2019 • to stop buildings being built within 10 mtrs of the drains as per the bylaws
John Andrew Riddell (S431)	S431.170	Infrastructure	Rules	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend all infrastructure rules to provide for more stringent requirements where any of the matters of national importance in section 6 of the Act apply
Kapiro Conservation Trust (S449)	S449.011	Infrastructure	Rules	Support in part	Having relevant infrastructure in place should be a prerequisite for future development. The provision of necessary infrastructure must be high priority in PDP policies/rules. Given the Council's funding constraints, we consider that developers should normally be required to provide the necessary infrastructure, including items such as on-site community wastewater systems	Amend the rules to emphasise the requirement for developer input for infrastructure servicing private land use and subdivision

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
<p>Transpower New Zealand Ltd (S454)</p>	<p>S454.103</p>	<p>Infrastructure</p>	<p>Rules</p>	<p>Not Stated</p>	<p>EW-R15 is a non-complying activity rule containing performance standards, which Transpower considers unusual. Transpower is not opposed to earthworks occurring within the National Grid Yard provided they are managed carefully to ensure effects on access and the stability of National Grid structures are carefully managed. As a result of addressing this issue in many jurisdictions across New Zealand, Transpower has developed a Permitted Activity earthwork rule allows that effectively manages the activity. Transpower proposes that existing rule EW-R15 be replaced is standard be replaced with an earthworks rule.</p>	<p>Amend to replace EW-R15 with the following permitted activity rule in the Infrastructure chapter:110kV Transmission lines and the National Grid YardAll zonesActivity status: Permitted1. The earthworks are no deeper than 300mm within 6 metres of the outer visible edge of a foundation of a 110kV transmission line tower or pole.2. The earthworks are no deeper than 3 metres:a. between 6 metres and 12 metres from the outer visible edge of a foundation of a 110kV or a 220kV transmission line tower or pole; orb. between 6 metres and 10 metres from the outer visible edge of foundation of a 66kV transmission line tower or pole.3. The land disturbance does not compromise the stability of a transmission line tower or pole.4. The land disturbance does not result in a reduction in the ground to conductor clearance distances as required in Table 4 of the New Zealand Electrical Code of Practice for Safe Electrical</p>

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						<p>Distances (NZECP 34:2001).5. The earthworks do not permanently physically impede access to a 110kV transmission line or National Grid support structure6. Clauses 1 - 5 do not apply to the following:a. Land disturbance undertaken as part of agricultural, horticultural or domestic cultivation, or repair or resealing of a road, footpath, driveway or farm track.b. Excavation of a vertical hole, not exceeding 500mm in diameter, that is more than 1.5 metres from outer visible edge of foundation of a National Grid transmission line pole or stay wire.c. Earthworks that otherwise comply with Clause 2.4.1 of NZECP34Activity status when compliance not achieved: Noncomplying</p>
<p>LJ King Ltd (S464)</p>	<p>S464.042</p>	<p>Infrastructure</p>	<p>Rules</p>	<p>Oppose</p>	<p>Seek some rules under the District Plan for the existing mapped drainage district drains, as the draft management plan 2017 and current bylaws are not being enforced for the drainage districts. And, rules within the bylaws should be included under drainage districts ie; 10 meter setback for buildings.</p>	<ul style="list-style-type: none"> Amend the Infrastructure section, by adding rules providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access

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						<p>and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.</p> <ul style="list-style-type: none"> Amend to stop buildings being built within 10 mtrs of the drains as per the bylaws
Michael Foy (S472)	S472.026	Infrastructure	Rules	Support in part	We seek some rules under the District Plan for the existing mapped drainage district drains, as the current bylaws are not being enforced for the drainage districts.	Amend the Infrastructure section, by rules providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North Land Drainage Bylaw 2019
Michael Foy (S472)	S472.027	Infrastructure	Rules	Not Stated	We seek some rules under the District Plan for the existing mapped drainage district drains, as the current bylaws are not being enforced for the drainage districts	insert rule (inferred) to stop buildings being built within 10 mtrs of the drains as per the bylaws
Top Energy Limited (S483)	S483.060	Infrastructure	Rules	Not Stated	Permitted activity status for the upgrade of existing above ground network utilities in all zones is supported by Top Energy. However, the rule contains a number of arbitrary numbers in performance standards making this rule of limited use in terms of enabling upgrades to existing above ground network utilities which are required to ensure this lifeline service to the communities is functional and resilient. On review of the s32 analysis for the Infrastructure Chapter, there is no assessment of the proposed rule framework or any justification for the thresholds, making it difficult to understand what has informed them, and	Delete Rule I-R3 and insert new rules as follows: Upgrading of existing above ground network utilitiesActivity status: PermittedWhere:GeneralPER-1The upgrade of network utility structures or buildings :1. is within 5m of the existing alignment location of the original structure or

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					<p>what actual effect they are intended to manage. While it appears some changes may have been made to try and make this provision clearer, it is still cumbersome, non-sensical and unnecessarily restrictive.</p> <p>All of Top Energy's network utility infrastructure would either be captured as a structure or building under this rule as notified. To avoid confusion and unnecessary technical terminology, Top Energy considers that performance standards should be simplified and has suggested wording primarily based on baseline thresholds for 'structures' and 'building' bottom lines in terms of overall degree of change noting that this rule relates to upgrades of existing infrastructure present on the landscape. Top Energy considers that the amendments sought remove some of the cross over between provisions (e.g. PER- 1, noting that all infrastructure referenced is manmade and fixed to land in some way) and streamlines the provisions to make it clearer to the user what is provided for.).</p> <p>For the same reasons as noted above, Top Energy considers the appropriate activity status for non-compliance with performance standards should be restricted discretionary as any adverse effects resulting from upgrades to existing infrastructure can readily be managed by well-considered matters of discretion, given that in the case of this rule, the activity already exists and given the threshold, upgrades will be minor in nature and largely relate to visual amenity.</p> <p>Top Energy considers that this amendment sought results in a more sensible approach (and better alignment) when considering that new overhead lines are provided for in some zones as a permitted activity (e.g., I-R6) and as a restricted discretionary activity in others (e.g., I-R15).</p>	<p>building;2. does not increase the gross floor area by more than 30 percent in a 10 year period if it is a building;3. complies with the zone's permitted setback standards if it is a building; and4. does not result in an increase to the diameter of a replacement pipe by more than 300mm.PER-2The activity complies with standards:1. I-S1 Radio frequency fields; and2. I-S2 Electric and magnetic fields.ElectricityPER-3In addition to PER 1 and PER 2, the upgrade of electricity network utilities structures or buildings must not result in:1. Pole or tower height that exceeds 25m above ground level;2. More than two additional poles; and3. Additional towers.PER -41. Additional cross arms must not exceed a length of more than 4m;GasPER - 5In addition to PER 1 and PER 2, the realignment, relocation or replacement of a gas transmission line is within:1. an existing easement in</p>

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						<p>favour of the pipeline;2. 12m of the existing alignment or locationTelecommunicationsP ER 6In addition to PER 1 and PER 21. A replacement panel antenna does not increase the face area by more than 20 percent in a 10 year period.2. A replacement dish antenna does not increase in diameter by more than 20 percent in a 10 year period.Activity Status where compliance not achieved with PER 1, PER 3 - PER 6: Restricted Discretionary</p>
<p>Top Energy Limited (S483)</p>	<p>S483.067</p>	<p>Infrastructure</p>	<p>Rules</p>	<p>Support</p>	<p>Top Energy supports the provision for substations in the Rural Production and Rural Lifestyle Zones as a permitted activity, but suggests the inclusion of an additional rule which provides for subdivisions in the Rural Production and Rural Lifestyle, where contained within a building that complies with the building and structure performance standards of the underlying zone. The reasoning for this is that where intensification is promoted, additional substations may be required in urban settings. The main concerns associated with substations relate to visual amenity, noise, radio frequency and electric and magnetic field. These days, it is common for modern substations to be fully housed in buildings that can be designed to be appropriate for an urban setting from a visual perspective. Noise would be managed through</p>	<p>Retain Rule R-10 as notified , and include an additional rule for substations in zones other than Rural Production and Rural Lifestyle as a permitted activity where located within a building that complies with the relevant performance standards of the underlying zone, I-S1 and I-S2 and the thresholds contained within I-R10 PER-1.</p>

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					the District Wide Chapter, and compliance with I-S1 and I-S2 can be relied on to address any remaining potential effects. Given that these matters can be readily managed, an additional Rule providing for such an activity in zones other than Rural Production and Rural Lifestyle is considered to more appropriate than the discretionary status that would otherwise apply by default	
Top Energy Limited (S483)	S483.075	Infrastructure	Rules	Not Stated	Top Energy seeks a restricted discretionary activity status for new above ground customer connections outside of those provided for as a permitted activity by I-R5 (as well as the additional zones noted in submission). There is no provision for this activity otherwise and assumedly, this results in a default to discretionary activity which does not align I-R15 which provides for new overhead lines in all zones other than Rural Production and Māori Purpose zone as a permitted threshold with no height limits.	Insert an additional restricted discretionary activity rule for new above ground customer connections in all zones other than those covered in Rule I-R5.
Elbury Holdings (S485)	S485.047	Infrastructure	Rules	Oppose	Seek some rules under the District Plan for the existing mapped drainage district drains, as the draft management plan 2017 and current bylaws are not being enforced for the drainage districts. And, rules within the bylaws should be included under drainage districts ie; 10 meter setback for buildings.	<ul style="list-style-type: none"> Amend the Infrastructure section, by adding rules providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017. Amend to stop buildings being built within 10 mtrs of the drains as per the bylaws

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Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S521)	S521.010	Infrastructure	Rules	Support in part	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>Amend PDP to require best practice water-sensitive, low-impact designs and measures for all stormwater and wastewater engineering, infrastructure and related development, to prevent problems associated with more extreme rainfall events in future, including provision to implement relevant parts of NPS-FM>
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.033	Infrastructure	Rules	Support in part	Having relevant infrastructure in place should be a prerequisite for future development. The provision of necessary infrastructure must be high priority in PDP policies/rules. Given the Council's funding constraints, we consider that developers should normally be required to provide the necessary infrastructure, including items such as on-site community wastewater systems	Amend the rules to emphasise the requirement for developer input for infrastructure servicing private land use and subdivision
Carbon Neutral NZ Trust (S529)	S529.010	Infrastructure	Rules	Support in part	Having relevant infrastructure in place should be a prerequisite for future development. The provision of necessary infrastructure must be high priority in PDP policies/rules. Given the Council's funding constraints, we consider that developers should normally be required to provide the necessary infrastructure, including items such as on-site community wastewater systems	Amend the rules to emphasise the requirement for developer input for infrastructure servicing private land use and subdivision
Carbon Neutral NZ Trust (S529)	S529.237	Infrastructure	Rules	Not Stated	Stormwater and wastewater should be fully managed to avoid sediment/pollutants being carried to waterways and wetlands, especially	Amend the plan so that water sensitive and low impact designs are a standard requirement

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					<p>during high rainfall events which are expected to become more extreme due to climate change. Under s7(i) of the RMA, councils must have particular regard to the effects of climate change.</p> <p>In general, water sensitive and low impact designs should be a standard requirement, not just encouraged. For example, stormwater and water from wastewater disposal fields can carry pollutants and silt into waterways during high rainfall events. They should not be discharged directly into waterways but be retained in constructed wetlands (vegetated retention ponds) or other water sensitive and low impacts features.</p>	
<p>Carbon Neutral NZ Trust (S529)</p>	<p>S529.240</p>	<p>Infrastructure</p>	<p>Rules</p>	<p>Support in part</p>	<p>The disposal of wastewater from sewage treatment plants into wetlands and water bodies has been a matter of concern to communities for some time. The Council's Infrastructure Committee requested further investigation of disposal-to-land options for several wastewater schemes, and requested a wastewater disposal-to-land workshop in late 2021 to cover methodologies and processes associated with establishing a disposal-to-land scheme</p> <p>The PDP should include provisions to encourage and progressively require disposal-to-land wastewater treatment methods (based on coagulation and flocculation) and ensure the responsible use of solid waste from treatment plants as fertilizer and the use of wastewater for irrigation purposes.</p>	<p>Insert provisions to encourage and progressively require disposal-to-land wastewater treatment methods (based on coagulation and flocculation) and ensure the responsible use of solid waste from treatment plants as fertilizer and the use of wastewater for irrigation purposes.</p>
<p>Elbury Holdings (S541)</p>	<p>S541.028</p>	<p>Infrastructure</p>	<p>Rules</p>	<p>Oppose</p>	<p>We seek some rules under the District Plan for the existing mapped drainage district drains, as the draft management plan 2017 and current bylaws are not being enforced for the drainage districts. And, rules within the bylaws should be included under drainage districts ie; 10 meter setback for buildings.</p>	<ul style="list-style-type: none"> Amend the Infrastructure section, by adding rules providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and

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						<p>Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.</p> <ul style="list-style-type: none"> • Amend to stop buildings being built within 10 mtrs of the drains as per the bylaws.
<p>LJ King Limited (S543)</p>	<p>S543.038</p>	<p>Infrastructure</p>	<p>Rules</p>	<p>Oppose</p>	<p>We seek some rules under the District Plan for the existing mapped drainage district drains, as the draft management plan 2017 and current bylaws are not being enforced for the drainage districts. And, rules within the bylaws should be included under drainage districts ie; 10 meter setback for buildings.</p>	<ul style="list-style-type: none"> • Amend the Infrastructure section, by adding rules providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017. • Amend to stop buildings being built within 10 mtrs of the drains as per the bylaws.
<p>LJ King Limited (S547)</p>	<p>S547.038</p>	<p>Infrastructure</p>	<p>Rules</p>	<p>Oppose</p>	<p>We seek some rules under the District Plan for the existing mapped drainage district drains, as the draft management plan 2017 and current bylaws are not being enforced for the drainage districts. And, rules within the bylaws should be included under drainage districts ie; 10 meter setback for buildings.</p>	<ul style="list-style-type: none"> • Amend the Infrastructure section, by adding rules providing for existing mapped Council drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and

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						<p>Motutangi drainage areas, as defined in the Far North District Council Land Drainage Bylaw 2019 and the Draft Management Plan 2017.</p> <ul style="list-style-type: none"> • Amend to stop buildings being built within 10 mtrs of the drains as per the bylaws.
Kapiro Conservation Trust (S442)	S442.065	Infrastructure	Notes	Support in part	Note 1 only refers to other District Wide Matters as potentially applying. It should say that Area Specific Matters may apply as well.	Amend to include reference "Area-Specific Matters Chapter".
Top Energy Limited (S483)	S483.053	Infrastructure	Notes	Not Stated	<p>Clarity is needed within the Chapter in terms of what happens where there is overlap between chapters and how the chapter interacts with the Part 3 - Area Specific Matters.</p> <p>With regards to the sensitive environment overlays, the How the Plan Works Chapter indicates that if not specified, the activity is permitted unless otherwise stated. However, this is not made clear in the Chapter, and given the importance of this (and for consistency), to assist Plan users, Note 1 should be extended to re-iterate this (see sub# 19 also).</p> <p>Top Energy also highlight that Note 5 means that I-R11, I-R12, and I-R13 would only apply to network utility operators, and have commented on this in the submission.</p>	Amend to specify that this chapter supersedes/takes precedence over Part 3 - Area Specific Matters.
Top Energy Limited (S483)	S483.054	Infrastructure	Notes	Not Stated	<p>Clarity is needed within the Chapter in terms of what happens where there is overlap between chapters and how the chapter interacts with the Part 3 - Area Specific Matters.</p> <p>With regards to the sensitive environment overlays, the How the Plan Works Chapter indicates that if not specified, the activity is permitted unless otherwise stated. However, this is not made clear in the Chapter, and given the importance of this (and for consistency), to assist Plan users, Note</p>	Amend to specify that overlays only manage infrastructure building and structures and that the activities in the Infrastructure Chapter are permitted in the overlays except where more stringent building and structure controls apply subject to amendments sought in the overlays.

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					1 should be extended to re-iterate this (see sub# 19 also). Top Energy also highlight that Note 5 means that I-R11, I-R12, and I-R13 would only apply to network utility operators, and have commented on this in the submission.	
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.046	Infrastructure	Notes	Support in part	Note 1 only refers to other District Wide Matters as potentially applying. It should say that Area Specific Matters may apply as well	Amend to include reference "Area-Specific Matters Chapter"
KiwiRail Holdings Limited (S416)	S416.021	Infrastructure	I-R1	Support	KiwiRail support the permitted activity status of the operation, maintenance, repair, and removal of existing rail infrastructure subject to standards.	Retain Rule I-R1
Transpower New Zealand Ltd (S454)	S454.059	Infrastructure	I-R1	Support	Although of limited relevance to Transpower given the NESETA, Transpower supports I-R1.	Retain I-R1
Top Energy Limited (S483)	S483.057	Infrastructure	I-R1	Support	Top Energy supports the permitted activity status for operation, maintenance, repair and removal of existing above ground network utilities in all zones noting the amendments sought for noncompliance with I-S1 and I-S2	Retain Rule I-R1
Radio New Zealand (S489)	S489.021	Infrastructure	I-R1	Support	Although RNZ's activities are authorised by designations, RNZ support a permitted activity standard for existing above or underground network utilities.	Retain Rule I-R1
KiwiRail Holdings Limited (S416)	S416.022	Infrastructure	I-R2	Support	KiwiRail support the ability to install new, and upgrade existing underground infrastructure as a permitted activity, subject to standards.	Retain Rule I-R2
Transpower New Zealand Ltd (S454)	S454.060	Infrastructure	I-R2	Support	Transpower supports the inclusion of this rule in the FNPDP.	Retain I-R2
Top Energy Limited (S483)	S483.058	Infrastructure	I-R2	Support	Top Energy supports the permitted activity status for new underground network utilities, and upgrade to existing underground network utilities in all zones noting the previous submission point seeking a definition of customer connection be included and for non-compliance with I-S1 and I-S2 .	Retain Rule I-R2

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					Top Energy also supports retaining rules pertaining to Notable Trees in the Notable trees section noting comments made as part of this submission on the Notable Trees Chapter. Top Energy also support providing a clear link to relevant provisions within other chapters and considers that this is a useful inclusion for plan users, and helpful in terms of understanding integration of the Plan. Top Energy suggest that this approach be taken consistently throughout the plan.	
KiwiRail Holdings Limited (S416)	S416.023	Infrastructure	I-R3	Support	KiwiRail support the ability to upgrade existing infrastructure as a permitted activity, subject to standards.	Retain Rule I-R3
John Andrew Riddell (S431)	S431.115	Infrastructure	I-R3	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.
Transpower New Zealand Ltd (S454)	S454.061	Infrastructure	I-R3	Support	Although of limited relevance to Transpower given the NESETA, Transpower supports I-R3.	Retain I-R3
Top Energy Limited (S483)	S483.059	Infrastructure	I-R3	Not Stated	Permitted activity status for the upgrade of existing above ground network utilities in all zones is supported by Top Energy. However, the rule contains a number of arbitrary numbers in performance standards making this rule of limited use in terms of enabling upgrades to existing above ground network utilities which are required to ensure this lifeline service to the communities is functional and resilient. On review of the s32 analysis for the Infrastructure Chapter, there is no assessment of the proposed rule framework or any justification for the thresholds, making it difficult to understand what has informed them, and what actual effect they are intended to	Delete Rule I-R3 and insert new rules as follows: Upgrading of existing above ground network utilitiesActivity status: PermittedWhere:GeneralPER-1The upgrade of network utility structures or buildings :1. is within 5m of the existing alignment location of the original structure or building;2. does not increase

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					<p>manage. While it appears some changes may have been made to try and make this provision clearer, it is still cumbersome, non-sensical and unnecessarily restrictive.</p> <p>All of Top Energy's network utility infrastructure would either be captured as a structure or building under this rule as notified. To avoid confusion and unnecessary technical terminology, Top Energy considers that performance standards should be simplified and has suggested wording primarily based on baseline thresholds for 'structures' and 'building' bottom lines in terms of overall degree of change noting that this rule relates to upgrades of existing infrastructure present on the landscape. Top Energy considers that the amendments sought remove some of the cross over between provisions (e.g. PER- 1, noting that all infrastructure referenced is manmade and fixed to land in some way) and streamlines the provisions to make it clearer to the user what is provided for.).</p> <p>For the same reasons as noted above, Top Energy considers the appropriate activity status for non-compliance with performance standards should be restricted discretionary as any adverse effects resulting from upgrades to existing infrastructure can readily be managed by well-considered matters of discretion, given that in the case of this rule, the activity already exists and given the threshold, upgrades will be minor in nature and largely relate to visual amenity.</p> <p>Top Energy considers that this amendment sought results in a more sensible approach (and better alignment) when considering that new overhead lines are provided for in some zones as a permitted activity (e.g., I-R6) and as a restricted discretionary activity in others (e.g., I-R15).</p>	<p>the gross floor area by more than 30 percent in a 10 year period if it is a building;3. complies with the zone's permitted setback standards if it is a building; and4. does not result in an increase to the diameter of a replacement pipe by more than 300mm.PER-2The activity complies with standards:1. I-S1 Radio frequency fields; and2. I-S2 Electric and magnetic fields.ElectricityPER-3In addition to PER 1 and PER 2, the upgrade of electricity network utilities structures or buildings must not result in:1. Pole or tower height that exceeds 25m above ground level;2. More than two additional poles; and3. Additional towers.PER -41. Additional cross arms must not exceed a length of more than 4m;GasPER - 5In addition to PER 1 and PER 2, the realignment, relocation or replacement of a gas transmission line is within:1. an existing easement in favour of the pipeline;2. 12m</p>

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						of the existing alignment or locationTelecommunicationsP ER 6In addition to PER 1 and PER 21. A replacement panel antenna does not increase the face area by more than 20 percent in a 10 year period.2. A replacement dish antenna does not increase in diameter by more than 20 percent in a 10 year period.Activity Status where compliance not achieved with PER 1, PER 3 - PER 6: Restricted Discretionary
Radio New Zealand (S489)	S489.022	Infrastructure	I-R3	Support	Although RNZ's activities are authorised by designations, RNZ support a permitted activity rule for upgrading existing above ground network utilities in the event new equipment not authorised by the designations is required.	Retain Rule I-R3
Top Energy Limited (S483)	S483.061	Infrastructure	I-R4	Support	Top Energy supports this rule, noting sub# 48 regarding activity status for noncompliance with I-S1 and I-S2	Retain Rule I-R4
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand	S282.005	Infrastructure	I-R5	Oppose	The current rule only allows for new above ground customer connections in Rural zones however doesn't take into account subdivisions that are already serviced by aboveground connections and as such this rule would require consents for new connections in these areas regardless of there being an existing overhead network.	Amend I-R5 to apply in all zones.

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Limited (S282)						
Top Energy Limited (S483)	S483.062	Infrastructure	I-R5	Not Stated	<p>Top Energy seeks that a definition of what comprises a 'customer connection' be included. In general, Top Energy continues to support the permitted activity status in the Rural Production, Māori Purpose, Rural Lifestyle, Horticulture and Kauri Cliffs Zone, and understands the rationale behind encouraging underground connections in the residential and industrial zones. However, Top Energy seeks that rule be extended to Ngawha Innovation and Enterprise Park and Rural Settlement Zones which are rural in nature. For all of these zones, given their isolation from urban areas, undergrounding electricity infrastructure would be cost prohibitive and unnecessary.</p> <p>Top Energy also seeks a restricted discretionary activity for non-compliance with PER -1, this results in better alignment with I-R15 which treats new overhead lines outside of these zones as a restricted discretionary activity with no height restrictions.</p> <p>Top Energy also seeks that PER - 1 be amended to specify above ground level, and that non-compliance with PER -2 be a discretionary activity as opposed to noncomplying.</p>	<p>Amend Rule 1-R5 as follows (or to same effect):</p> <ul style="list-style-type: none"> • Include Ngawha Innovation Zone and Rural Settlement Zone; • Amend PER -1 to read as follows: The poles don't exceed a maximum of 25m in height above ground level; • Amend activity status for non-compliance with PER - 1 to restricted discretionary activity; and • Amend activity status for non-compliance with PER - 2 to discretionary.
Transpower New Zealand Ltd (S454)	S454.062	Infrastructure	I-R6	Support	Transpower supports the inclusion of I-R6 in the FNPDP.	Retain I-R6
Top Energy Limited (S483)	S483.063	Infrastructure	I-R6	Support	Top Energy supports this rule, but seeks that non-compliance with I-S1 and I -S2 be a discretionary activity for reasons identified in submission.	Amend activity status for non-compliance with Standards I-S1 and I -S2 in Rule I-R6 to discretionary.
Chorus New Zealand Limited, Spark New Zealand Trading Limited,	S282.006	Infrastructure	I-R7	Oppose	The current rule only allows for new telecommunications infrastructure in three Rural zones however the remainder of the Infrastructure section does not allow for new telecommunications infrastructure and as such, consents will be required for any new infrastructure not located within one of the three	Amend I-R7 to better align with the best practice guidance document for infrastructure activities. Refer to IE-R15.

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<p>Spark TowerCo Limited, Vodafone New Zealand Limited (S282)</p>					<p>Rural zones captured by I-R7. As such, this severely limits the ability to deploy telecommunications infrastructure to effectively meet the needs of the district and provide services where required. It appears the applicability of the NES-TF has been misinterpreted in the proposed district plan as it not a catch-all document and relies heavily on an underlying rules framework in district plans to function effectively to allow for the provision of telecommunications infrastructure. This presents a serious risk to provide for telecommunications infrastructure and as such, must be rectified.</p>	
<p>Transpower New Zealand Ltd (S454)</p>	<p>S454.063</p>	<p>Infrastructure</p>	<p>I-R7</p>	<p>Not Stated</p>	<p>Due to their linear nature and the legislative requirement for Transpower 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. Accordingly, Transpower considers that this rule should apply to all zones in the FNPDP and new facilities that do not comply with the performance standards should have restricted discretionary status.</p>	<p>Amend I-R7 as follows: New overhead lines and associated poles, telecommunication and attached antennas, or towers Rural Production zone Rural Lifestyle zone Māori Purpose zone All zones Activity status: Permitted Where: PER-1 Poles or telecommunications poles and attached antenna do not exceed a height of 25m. PER-2 Towers do not exceed a height of 15m. PER-3 The activity complies with standards: I-S1 Radio frequency fields; and</p>

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						<p>I-S2 Electric and magnetic fields.</p> <p>Activity status where compliance not achieved with PER-1 or PER-2:Restricted DiscretionaryMatters of discretion are restricted to:a. the functional and operational needs of, and benefits from, the network utility;b. the potential impact on the levels of service or health and safety if the work is not undertaken;c. the bulk, height, location and design of the network utility, including any associated building(s) or structures;d. the impact on the character and qualities of the surrounding area; ande. any adverse effects on public health and/or safety.</p> <p>Activity status where compliance not achieved with PER-3: Non-complying</p>
<p>Top Energy Limited (S483)</p>	<p>S483.064</p>	<p>Infrastructure</p>	<p>I-R7</p>	<p>Support</p>	<p>This rule applies to the Rural Production, Rural Lifestyle and Māori Purpose Zones. Top Energy seeks that this be extended to Ngawha Innovation and Enterprise Park and Rural Settlement Zones. Top Energy seeks that PER 1 and PER 2 specify 'above ground'.</p>	<p>Amend Rule I-R7 as follows:</p> <ul style="list-style-type: none"> • Include Ngawha Innovation Zone and Rural Settlement Zone. • Amend PER -1 to read as follows: The poles don't exceed a maximum

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						<p>of 25m in height above ground level.</p> <ul style="list-style-type: none"> Amend PER - 2 to read as follows: Towers do not exceed a height of 15m above ground level Amend activity status for non-compliance with PER - 1 & 2 to restricted discretionary activity.
Top Energy Limited (S483)	S483.065	Infrastructure	I-R8	Support	<p>In general, telecommunication kiosks aren't of particular interest to Top Energy. However, it is noted that kiosks often collocate on other infrastructure such as electricity poles or towers. Accordingly, the height limit of 3.5m might be an issue and an exemption is sought where the kiosk is located on an existing pole or tower.</p>	<p>Amend Rule I-R8 to expressly enable the co-location of telecommunication kiosks on existing infrastructure.</p>
Transpower New Zealand Ltd (S454)	S454.064	Infrastructure	I-R10	Not Stated	<p>Transpower is obligated by legislation to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located. As a result, transmission facilities, including substations, may need to locate in any zone within the Far North District. While it is not necessarily appropriate for substations to be a permitted activity in all zones, they could be appropriately located within industrial zones. For this reason Transpower suggests the Rule be amended to include these zones.</p>	<p>Amend Rule I-10 as follows: I-R10 Substations Rural Production zone Rural Lifestyle zone Heavy Industrial zone Light Industrial zone Activity status: Permitted Where: PER-1 1. The activity must be landscaped by a strip of vegetation which will screen any buildings or structures; 2. The landscaped plants must achieve the continuous screening within five years</p>

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						and have a depth of 1.5m. Activity status where compliance not achieved with PER-1: Discretionary
Top Energy Limited (S483)	S483.066	Infrastructure	I-R10	Support	<p>Top Energy supports the provision for substations in the Rural Production and Rural Lifestyle Zones as a permitted activity, but suggests the inclusion of an additional rule which provides for subdivisions in the Rural Production and Rural Lifestyle, where contained within a building that complies with the building and structure performance standards of the underlying zone.</p> <p>The reasoning for this is that where intensification is promoted, additional substations may be required in urban settings. The main concerns associated with substations relate to visual amenity, noise, radio frequency and electric and magnetic field. These days, it is common for modern substations to be fully housed in buildings that can be designed to be appropriate for an urban setting from a visual perspective. Noise would be managed through the District Wide Chapter, and compliance with I-S1 and I-S2 can be relied on to address any remaining potential effects. Given that these matters can be readily managed, an additional Rule providing for such an activity in zones other than Rural Production and Rural Lifestyle is considered to more appropriate than the discretionary status that would otherwise apply by default</p>	Retain Rule R-10 as notified , and include an additional rule for substations in zones other than Rural Production and Rural Lifestyle as a permitted activity where located within a building that complies with the relevant performance standards of the underlying zone, I-S1 and I-S2 and the thresholds contained within I-R10 PER-1.
Horticulture New Zealand (S159)	S159.035	Infrastructure	I-R11	Oppose	<p>Seeks that there is specific provision for artificial crop protection structures in the National Grid Yard which Transpower has accepted in other plans.</p> <p>There may be situations where reticulation and storage of water for irrigation may need to pass through the National Grid Yard. The key issue is</p>	<p>Amend PER-2 of Rule I-R11 as follows: Under the National Grid Conductors (wires) the following can occur:</p> <ol style="list-style-type: none"> 1. a fence less than 2.5m in height;

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					that the activity does not impede access to the National Grid infrastructure	<p>2. an extension to existing buildings used for sensitive activities that do not increase the building envelope;</p> <p>3. non habitable buildings ancillary to a farming activity, such as milking sheds, piggeries, poultry sheds, greenhouses and artificial crop protection structures protective canopies.</p> <p>Clarify that 'reticulation and storage of water for irrigation purposes carried out by a network utility operator' is provided as a permitted activity within the National Grid Yard</p>
Northland Federated Farmers of New Zealand (S421)	S421.041	Infrastructure	I-R11	Support in part	<p>Federated Farmers has concerns that where any new buildings, structures, and extensions to existing buildings or structures, in the National Grid Yard do not comply with the defined performance standards have been classified as non-complying activities.</p> <p>The rule requires compliance with the safe distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances as well as the planting requirements from the Electricity (Hazards from Trees) Regulations 2003. The compliance requirements with the Code of Practice and the Regulations should be enough to ensure that that any structures that do not meet the performance standards are safe and do not interfere with the operation of the National Grid. It is unrealistic and creating unwarranted barriers and unnecessary costs for an activity to go directly to being non-complying from permitted.</p> <p>The Resource Management Act 1991 requires</p>	Amend the activity status in Rule I-R11 from non-complying to restricted discretionary

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					<p>that activities avoid, remedy, or mitigate any effects on the environment. The proposed activity status appears to have assumed that activities which do not meet the permitted activity standards produce such severe effects that can only be dealt with through a non-complying resource consent process. This is inappropriate and contrary to Part 2 of the Resource Management Act 1991.</p> <p>Federated Farmers seeks that the activity status be reclassified from non-complying to restricted discretionary. This would make the rule consistent with Rule I-R12.</p>	
<p>Transpower New Zealand Ltd (S454)</p>	<p>S454.065</p>	<p>Infrastructure</p>	<p>I-R11</p>	<p>Not Stated</p>	<p>Transpower supports the intent of I-R11 to allow some low-risk activities to occur within the National Grid Yard. However, it requires amendment to give full effect to Policy 10 and Policy 11 of the NPSET</p> <p>In addition to the health and safety issues of locating activities within proximity of the National Grid, the National Grid can be affected by other activities that establish beneath or in close proximity to its lines and/or structures. Such activities can generate reverse sensitivity effects where landowners/ operators request a Council to impose constraints on existing infrastructure to manage effects such as noise, reduced visual amenity, radio and television interference, perceived Electric and Magnetic Field ('EMF') effects, or interference with business activities beneath the lines</p> <p>The provisions sought in relation to the National Grid Yard are intended to allow for the reasonable use of land inside the transmission line corridor, with standards and rules imposed to ensure that any subdivision, land use and development that might compromise the National Grid is either managed or avoided. Specific to the 10-12 m 'National Grid Yard', Transpower is satisfied that there are some activities within the National Grid Yard that will not compromise the operation, maintenance or</p>	<p>Amend Rule 1-R11 as follows: I-R11 New building or structures, and extensions to existing buildings or structures, in the National Grid Yard All zones Activity status: Permitted PER-1 new building(s) or structures, and extensions shall be erected within 12m of any National Grid support structure, except for fences less than 2.5m in height and more than 5m from the support structure. PER-2 Under the National Grid Conductors (wires) the following can occur: 1. a fence less than 2.5m in height; 2. an extension to existing buildings used for sensitive activities that do not increase the building envelope; 3. non-habitable buildings ancillary to a farming</p>

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					<p>any upgrade of the network, due to their nature and small scale. Certain structures (such as rural hay barns, pump sheds and implement sheds) are less problematic within 12 m of the line (noting that they will still need to be set back 12 m from National Grid support structures and meet mandatory safety clearances stipulated in other regulations) on the basis they are unlikely to "build out" a transmission line. The access or use of these structures can be restricted without causing animal welfare or business disruption issues, and they do not introduce intensive uses or heavily frequented workplaces with long durations of exposure to risk. Conversely, examples of development that should be avoided within the National Grid Yard include sensitive activities, commercial buildings and intensive uses/development, dairy sheds, piggeries, poultry sheds, and commercial greenhouses. The location of buildings and activities, particularly 'sensitive activities' such as schools and residential properties, beneath or in close proximity to lines and/or structures can also compromise Transpower's ability to maintain, upgrade and develop the National Grid. Additionally, the stability of National Grid lines can be affected by earthworks that destabilise support structures resulting in their need to be relocated.</p> <p>Of particular relevance in terms of the effects of activities on the National Grid are NPSET Policies 10 and 11. These policies act as the primary guide to inform how adverse effects on the National Grid are managed. The policies seek to:</p> <ul style="list-style-type: none"> - Avoid sensitive activities near electricity transmission lines and infrastructure; - Manage other activities to avoid reverse sensitivity effects on the Grid; and - Manage activities to ensure the operation, maintenance, upgrading and development of the Grid is not compromised. 	<p>activity, such as milking sheds, piggeries, poultry sheds, greenhouses and protective canopies. This rules does not apply to: network utilities within a transport corridor or any part of electricity infrastructure that connects the National Grid.</p> <p>Alterations and additions to an existing building or structure for a sensitive activity that does not involve an increase in the building height or footprint; Accessory buildings for sensitive activities located more than 12m from a National Grid support structure, that are no more than 2.5m in height and no more than 10m² in area; Network utilities as defined in section 166 of the RMA and electricity generation that connects to the National Grid; Fences located at least 5m from a National Grid support structure and no more than 2.5m in height; Ancillary stockyards and platforms, including those associated with milking sheds</p>

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					<p>Notwithstanding support for the rule, amendments are sought to insert lists of permitted activities and non-complying activities to make it clear to plan users those activities that are and are not permitted. This will assist with plan interpretation and application and given the national significance of the National Grid and non-complying activity status for those activities which are not appropriate in the National Grid Yard, will provide certainty for plan users.</p>	<p>(relates to rural activities) located more than 12m from a National Grid support structuref. Uninhabited farm and horticultural buildings and structures located more than 12m from a National Grid support structure and alterations to these buildings and structuresg. Artificial crop protection structures or crop support structures not exceeding 2.5 metres in height and located at least 8 metres from a National Grid transmission line pole that:i. Are removable or temporary to allow a clear working space of 12 metres from the pole for maintenance; andii. Allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane; oriii. Meet the requirements of clause 2.4.1 of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP34:2001)NOTES:i. structures and activities located near transmission lines must comply with the safe distance requirements in</p>

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						<p>the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). Compliance with this plan does not ensure compliance with NZECP34:2001;ii. vegetation planted near the National Grid Yard should be selected and/or managed to ensure that it complies with the Electricity (Hazards from Trees) Regulations 2003.All ZonesActivity status: Non-complyingWhere:a. The following activity, building or structure:i. A change of use to a sensitive activity within existing buildings or structures;ii. The establishment of a sensitive activity;iii. Used for the handling or storage of hazardous substances (Hazardous Substances (Hazard Classification) Notice 2020) with explosive or flammable intrinsic properties (except this does not apply to the accessory use and storage of hazardous substances in domestic-scale quantities); oriv. Wintering</p>

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						barns, Commercial greenhouses, Immovable protective canopies, Produce packing facilities, or Milking Sheds.v. All activity not listed as permitted, restricted discretionary or discretionary.
Top Energy Limited (S483)	S483.068	Infrastructure	I-R11	Support	<p>Top Energy considers that Transpower are best placed to comment of provisions relating to the national grid, but given the electricity distribution and transmission networks in the Far North are interdependent, Top Energy supports the protection of these assets.</p> <p>Top Energy also supports the explicit exemption from this rule for any part of electricity infrastructure that connects to the national grid. However, Top Energy notes that as per its comment above in regards to Note 5, these provisions would only apply to work undertaken to by network utility operators and consider that this rule also needs to be replicated within the Zones.</p>	Amend I-R11 to exempt work undertaken by the electricity network utility provided Review Plan and amend as necessary to ensure that the rule applies to all plan users, not just network utility providers.
Horticulture New Zealand (S159)	S159.036	Infrastructure	I-R12	Oppose	<p>There are no provisions for artificial crop protection structures and a setback of 10m from a critical electricity line would compromise horticultural activities. If the activity complies with NZECP34:2001 then the activity should be permitted, not just when being undertaken by a network utility operation</p>	<p>Amend PER-1 of Rule I-R12 as follows: PER-1</p> <ol style="list-style-type: none"> 1. The building or structure does not require a building consent; or 2. The extension of the building or structure does not exceed the envelope or footprint of the existing building or structure 3. The building complies with NZECP34:2001

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Top Energy Limited (S483)	S483.069	Infrastructure	I-R12	Support	<p>Top Energy generally supports the inclusion of provisions relating to the Critical Electricity Lines Overlay but seeks that:</p> <p>wording is Included to exempt works with the CEL undertaken by the electricity network utility provider;</p> <p>that this rule should be applied to all plan users, not just network utility providers (the preference is that provisions that relate to CELS are contained within an overlay chapter for ease of reference); and</p> <p>10m either side of the CEL is specified, or a figure is included (similar to Whangārei District Council's approach which specified the corridor width of 10m either side</p>	<p>Amend Rule I-R12 to exempt works with the CEL undertaken by the electricity network utility provider.</p> <p>Review Plan and amend as necessary to ensure the rule applies to all plan users, not just network utility providers.</p>
Top Energy Limited (S483)	S483.071	Infrastructure	I-R12	Support	<p>Top Energy supports the inclusion of provisions relating to the Critical Electricity Lines Overlay. While Top Energy understands Council exemption for buildings or structures that do not require building consent to avoid unnecessary consenting requirements for smaller buildings and structures, Top Energy is concerned that this is too broad reaching.</p> <p>Accordingly, Top Energy seek that a height restriction be incorporated into PER 1.</p> <p>Top Energy also:</p> <ul style="list-style-type: none"> - Seeks that wording is Included to exempt works with the CEL undertaken by the network utility provider; - Notes that the Electricity (Hazard from Trees) Regulation 2003 is not linked; and - As per the above comments in regards to Note 5, seeks that this rule be replicated in the Zones. 	<p>Amend Rule I-R12-PER-1 as follows:</p> <p>1.The building or structure is less than 3m in height and does not require a building consent; or ...</p> <p>Top Energy also seeks that:</p> <ul style="list-style-type: none"> • I-R12 be amended to exempt work undertaken by the electricity network utility provider • I-R12 is replicated in Zones so the rule applies to all development. • Reference to Electricity (Hazard from Trees)

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						Regulations 2003 be included.
Horticulture New Zealand (S159)	S159.037	Infrastructure	I-R13	Oppose	Where tree planting complies with Electricity (Hazard from Trees) Regulations 2003, the activity should be permitted.	Amend PER-1 of Rule I-R13 as follows: PER-1 The planting of trees is not for the purpose of providing a shelterbelt, plantation forestry or commercial horticultural operations. Tree planting complies with Electricity (Hazard from Trees) Regulations 2003
Northland Federated Farmers of New Zealand (S421)	S421.043	Infrastructure	I-R13	Support in part	Federated Farmers supports the proposed setbacks for plantation forestry from a critical electricity lines overlay. There is a concern with the inclusion of shelterbelt in the rule. Riparian planting and low-lying hedging can be carried out for sheltering purposes from prevailing winds. It would be more appropriate if the rule referred to a maximum tree height so that landowners maintain the trees to a specified height or changes the types of trees they are using. Federated Farmers does not support performance standard 2 as it is currently drafted. The requirement to notify the Council prior to works being done is onerous and opens up landowners to committing technical non-compliances if they are simply trimming the height of trees to meet the requirements of the rule. The performance standard needs to be amended to remove the requirement to notify the	Amend Rule I-R13 to read as follows: PER-1 -The planting of trees which exceed XXX metres is not for the purpose of providing a shelterbelt, plantation forestry or commercial horticultural operations. PER-2: Activities that do not comply with PER-1 provided that: 1. prior to works notification is provided to Council

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					<p>Council so that it highlights the need to comply with the relevant legislation.</p> <p>The rule deals with tree planting within 20m of a Critical Electricity Lines Overlay. The district plan does not currently contain a definition for the term 'Critical Electricity Line/s'.</p> <p>As the term is used throughout the district plan, it is necessary that the term is defined. The definition should explain what is meant by the term means as well as what is encompassed by the term (e.g., are the National Grid lines considered to be critical electricity lines?).</p>	<p>and the proposed activity is being carried out in accordance with the Electricity Act 1992 and associated regulations (NZECP 34:2001, the Electricity (Hazards from Trees) Regulations 2003 (SR 2003/375), and the Electricity (Safety) Regulations 2010).</p> <p>or wording with similar intent Insert a definition for 'Critical Electricity Line/s' in the Plan.</p>
<p>Top Energy Limited (S483)</p>	<p>S483.070</p>	<p>Infrastructure</p>	<p>I-R13</p>	<p>Support</p>	<p>Top Energy supports the inclusion of provisions relating to the Critical Electricity Lines Overlay (noting early comments regarding extent) but seek that:</p> <ul style="list-style-type: none"> - wording is Included to exempt works with the CEL undertaken by the electricity network utility provider, - as per the above comments re Note 5, this rule should be applied to all plan users, not just network utility providers. The preference is that provisions that relate to CELs are contained within an overlay chapter for ease of reference), - wording is Included to exempt works with the CEL undertaken by the network utility provider. - 10m either side of the CEL is specified, or a figure is included (similar to Whangārei District Councils approach which specified the corridor width of 10m either side. 	<p>Amend Rule I-R13 to exempt work undertaken by the electricity network utility provider.</p> <p>Review Plan and amend as necessary to ensure the rule applies to all Plan users, not just network utility providers.</p> <p>Include reference to Electricity (Hazard from Trees) Regulations 2003.</p>

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					Top Energy also notes that the Electricity (Hazard from Trees) Regulation 2003 is not linked. As per the above comments in regards to Note 5, seek that this rule be replicated in the Zones.	
Top Energy Limited (S483)	S483.072	Infrastructure	I-R13	Not Stated	Top Energy considers that clause PER-1 of this rule is confusing and ultimately unnecessary. Any tree planting should be captured by the Electricity Act and associated regulations. Whether it is for the purpose of a shelterbelt, plantation forestry or commercial horticultural operations is irrelevant. This rule should be redrafted to require that confirmation is provided of accordance with the Electricity Act and associated regulations.	Amend Rule I-R13 as follows: PER-1 The planting of trees is not for the purpose of providing a shelterbelt, plantation forestry or commercial horticultural operations. PER-2:Activities that do not comply with PER-1 provided that: 1. prior to works notification being undertaken confirmation is provided to Council and that the proposed activity is being carried out in accordance with the Electricity Act 1992 and associated regulations (NZECP 34:2001, the Electricity (Hazards from Trees) Regulations 2003 (SR 2003/375), and the Electricity (Safety) Regulations 2010).
John Andrew Riddell (S431)	S431.114	Infrastructure	I-R14	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.

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Transpower New Zealand Ltd (S454)	S454.066	Infrastructure	I-R15	Not Stated	Given the changes proposed to Rule I-R7, this rule is not required in regards to Transpower. Request amending to exclude the National Grid.	Amend Rule I-R15 New overhead lines and associated poles, telecommunication poles and attached antennas, or towers (excluding the National Grid)
Top Energy Limited (S483)	S483.073	Infrastructure	I-R15	Not Stated	Top Energy acknowledges that restricted discretionary activity status is appropriate for this type of new overhead infrastructure outside of the Rural Production and Māori Purpose Zone but considers that Rural Lifestyle should also be included for consistency with I-R7 (as well as the additional zones noted in submission).	Amend Rule I-R15 to exclude Rural Lifestyle, Ngawha Innovation Zone and Rural Settlement Zone.
Radio New Zealand (S489)	S489.023	Infrastructure	I-R15	Support	Although RNZ's activities are authorised by designations, RNZ support a permitted activity rule for new structures associated with network utilities in the event new equipment not authorised by the designations is required	Retain Rule I-R15
Top Energy Limited (S483)	S483.074	Infrastructure	I-R16	Support	Top Energy generally supports the provision for telecommunications infrastructure not permitted by the NES - TF as a restricted discretionary activity.	Retain Rule I-R16
Fire and Emergency New Zealand (S512)	S512.014	Infrastructure	I-R17	Support in part	Fire and Emergency request that reference is also made to SNZ:PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice as it provides further detail on what is needed for suitable water supply	amend I- R17 a. the functional and operational needs of, and benefits from, the network utility; b. the potential impact on the levels of service or health and safety if the work is not undertaken; c. the bulk, height, location and design of the network utility, including any associated building(s) or structures; d. the impact on the character and qualities of the surrounding area; e. odour, noise, dust; f. for water supply, the impact on compliance with SNZ:PAS

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						4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; and g. any adverse effects on public health and/or safety.
Ngā Tai Ora - Public Health Northland (S516)	S516.033	Infrastructure	I-R17	Not Stated	Ngā Tai Ora consider that this proposed rule will result in unnecessary cost and delay to the provision of public infrastructure, triggering all above ground three waters infrastructure to require resource consent as a restricted discretionary activity.	Amend Rule I-R17 to provide for above ground three waters infrastructure as a permitted activity, outside of sensitive locations such as Outstanding Natural Landscapes, Outstanding Natural Features etc.
Carbon Neutral NZ Trust (S529)	S529.176	Infrastructure	I-R17	Support	The disposal of wastewater from sewage treatment plants into wetlands and water bodies has been a matter of concern to communities for some time. The Council's Infrastructure Committee requested further investigation of disposal-to-land options for several wastewater schemes, and requested a wastewater disposal-to-land workshop in late 2021 to cover methodologies and processes associated with establishing a disposal-to-land scheme The Infrastructure chapter includes rule I-R17 on construction and upgrading of wastewater systems. However, the rule does not refer to the need to protect water and waterways from pollution due to discharge or disposal of treated wastewater. The PDP should support future transition to disposal-to-land schemes, which is anticipated to start within the life of the PDP.	Amend I-R17 to support future transition to disposal-to-land schemes,
Transpower New Zealand Ltd (S454)	S454.067	Infrastructure	I-R18	Not Stated	It is not normally appropriate to locate sensitive activities with the National Grid Corridor. This rule should be deleted and all sensitive activities addressed through Rule I-R20. If the rule is to be retained, the title should refer to the National Grid Subdivision Corridor	Delete Rule 1-R18 Or amend I-R18 New sensitive activity and any buildings used by a sensitive activity located in the National Grid Subdivision Corridor All zones Activity status: Restricted

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						DiscretionaryMatters of discretion are restricted to where; ...Non-complying activity where within the National Grid Yard
Transpower New Zealand Ltd (S454)	S454.068	Infrastructure	I-R20	Not Stated	It is not normally appropriate to locate sensitive activities with the National Grid Yard or the National Grid Subdivision Corridor. Sensitive activities in these locations should be classified as non-complying activities.	Amend I-R20 as follows: Sensitive activity and any building used by a sensitive activity located within the National Grid Yard or National Grid Subdivision Corridor All zones Activity status: Non-complying
Horticulture New Zealand (S159)	S159.038	Infrastructure	I-R21	Oppose	The reticulation and storage of water for irrigation purposes within the National Grid Yard is a non-complying activity. Such an approach is not effects based. The main issue is preventing access to the National Grid.	Amend Rule I-R21 to provide for irrigation and water storage where access to the National Grid is not impeded
Transpower New Zealand Ltd (S454)	S454.069	Infrastructure	I-R21	Support	Transpower supports the inclusion of I-R21 (inferred) in the FNPDP.	Retain I-R21 (inferred)
Top Energy Limited (S483)	S483.055	Infrastructure	I-S1	Oppose	Top Energy seeks a discretionary activity status where compliance isn't achieved with I-S1 and I-S2. While non-compliance with these standards is unlikely, in the event that they are breached, it will more likely than not be a operational or functional requirement necessary to ensure distribution of electricity and telecommunications to the District which are lifeline utilities. Given that this rule only applies to network utilities, Top Energy considers discretionary activity status for non-compliance with I-S1 and IS2 to be appropriate and enable adequate assessment of adverse effects.	Amend activity status for non-compliance with Standard I-S1 throughout the Infrastructure Chapter from non-complying to discretionary.

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Radio New Zealand (S489)	S489.024	Infrastructure	I-S1	Support	RNZ already comply with I-S1 and support its inclusion in the Proposed Plan.	Retain Standard I-S1
Top Energy Limited (S483)	S483.056	Infrastructure	I-S2	Oppose	Top Energy seeks a discretionary activity status where compliance isn't achieved with I-S1 and I-S2. While non-compliance with these standards is unlikely, in the event that they are breached, it will more likely than not be a operational or functional requirement necessary to ensure distribution of electricity and telecommunications to the District which are lifeline utilities. Given that this rule only applies to network utilities, Top Energy considers discretionary activity status for non-compliance with I-S1 and IS2 to be appropriate and enable adequate assessment of adverse effects.	Amend activity status for non-compliance with Standard I-S2 throughout the Infrastructure Chapter from non-complying to discretionary.
Northland Federated Farmers of New Zealand (S421)	S421.044	Renewable Electricity Generation	Overview	Support	Federated Farmers supports the overview as it is currently drafted in the proposed district plan.	Retain the Overview
Kapiro Residents Association (S428)	S428.016	Renewable Electricity Generation	Objectives	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</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

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					<p>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>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>S521.019</p>	<p>Renewable Electricity Generation</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.</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</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

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					<p>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>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>Carbon Neutral NZ Trust (S529)</p>	<p>S529.223</p>	<p>Renewable Electricity Generation</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.</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</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>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.
Carbon Neutral NZ Trust (S529)	S529.226	Renewable Electricity Generation	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 open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as	Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments,

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					<p>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>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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Haitaitamaran gai Marae Kaitiaki Trust (S394)	S394.015	Renewable Electricity Generation	REG-O1	Support in part	The wording of this provision elevates the importance of renewable energy. Benefit from renewable energy is not a matter of national importance that must be recognised and provided for, but a 'other matter' that attracts particular regard, per s 7(j) RMA.	Amend Objective REG-O1 as follows: The significant local, regional and national benefits from the use and development of renewable electricity generation activities, and their technical, operational and functional needs and constraints, are recognised and provided for .
Northland Federated Farmers of New Zealand (S421)	S421.045	Renewable Electricity Generation	REG-O1	Support	Federated Farmers supports objectives REG-O1, REG-O2 and REG-O4 as they are currently drafted in the proposed district plan.	Retain Objective REG-O1 or ensure that amendments include similar wording that achieves the same intent
Top Energy Limited (S483)	S483.077	Renewable Electricity Generation	REG-O1	Support	Top Energy supports acknowledgement of the significance of the local regional and national benefits of renewable energy and recognition in the Plan of its inclusion as a matter of national significance in the RMA. Further the acknowledgment of the operation, functional, technical needs and constrains.	Retain Objective REG-O1
Northland Federated Farmers of New Zealand (S421)	S421.046	Renewable Electricity Generation	REG-O2	Support	Federated Farmers supports objectives REG-O1, REG-O2 and REG-O4 as they are currently drafted in the proposed district plan.	Retain Objective REG-O2 or ensure that amendments include similar wording that achieves the same intent
Top Energy Limited (S483)	S483.078	Renewable Electricity Generation	REG-O2	Not Stated	It is unclear whether this objective seeks to direct minimum requirements, or recognise the benefits of renewable energy. On review of the policies, Top Energy considers it is likely the latter, and if this is the case the objective is unnecessary given that REG O1 recognises and provides for the benefits and REG - P4 establishes what the benefits include.	Delete Objective REG-O2 OR amend to avoid the objective being interpreted as a list of minimum requirements.
Te Hiku Iwi Development Trust (S399)	S399.030	Renewable Electricity Generation	REG-O3	Not Stated	The wording of Objective REG-03 is ambiguous, it is not possible to avoid and minimise adverse effects	Amend Objective REG-03 as follows: Renewable electricity generation activities are located and designed to avoid and minimise significant adverse effects on

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						areas with historical, cultural, environmental and coastal values. Alternatively the words "avoid and" could be deleted
Northland Federated Farmers of New Zealand (S421)	S421.048	Renewable Electricity Generation	REG-O3	Support in part	We have concerns over the proposed wording for objective REG-O3. The generation of renewable energy needs to occur where the energy source is located. The objective as currently drafted does not recognise this functional need as renewable energy needs to be located where the renewable source is located to ensure effective and efficient production. On farms, renewable energy generation occurs from the wind, the sun and in some instances, the capture of methane. The infrastructure to capture these renewable energy sources needs to be located where the resource is.	Amend Objective REG-O3 as follows: Renewable electricity generation activities where practical are located and designed to avoid and minimise adverse effects on areas with historical, cultural, environmental, and coastal values. or wording with similar intent
Kapiro Conservation Trust (S442)	S442.066	Renewable Electricity Generation	REG-O3	Support	The word 'minimise' is not appropriate and does not reflect the terminology used in RMA, s5 This chapter does not have any rules that address indigenous biodiversity. It may be that this objective is better reflected in the IB chapter.	Amend: " ... avoid, remedy or mitigate minimise ..."
Top Energy Limited (S483)	S483.079	Renewable Electricity Generation	REG-O3	Not Stated	The current wording is unclear whether adverse effects on values should be avoided or minimised. Managing adverse effects is more aligned with the Regional Policy Statement (Policy 5.3.3) noting that renewable energy generation is considered regionally significant infrastructure. Further, the reference to values should align with what is mapped in the Plan.	Amend Objective REG-O3 as follows: Adverse effects from renewable energy generation activities on values mapped in the Plan are managed. Renewable electricity generation activities are located and designed to avoid and minimise adverse effects on areas with historical, cultural, environmental and

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						coastal values.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.047	Renewable Electricity Generation	REG-O3	Support in part	The word 'minimise' is not appropriate and does not reflect the terminology used in RMA, s5 This chapter does not have any rules that address indigenous biodiversity. It may be that this objective is better reflected in the IB chapter.	Amend: " ... avoid, remedy or mitigate minimise ..."
Horticulture New Zealand (S159)	S159.039	Renewable Electricity Generation	REG-O4	Support	An objective that seeks to avoid or otherwise mitigate reverse sensitivity effects from sensitive activities is supported	Retain Objective REG-O4
Ngati Rangī ki Ngāwha Hapu (S304)	S304.002	Renewable Electricity Generation	REG-O4	Support in part	As reiterated in Ngati Rangī Hapu objectives in regards to renewable energy: Clean, renewable energy is harnessed in a way that does not impact the environmental, cultural, visual, and spiritual connections Ngāti Rangī have with Ranginui, our Whenua, and waterways. To protect the mauri of air from adverse effects related to the discharge of contaminants into the air. Ngāti Rangī is involved in regional decision-making on air quality issues.	Amend to ensure consistency with Ngati Rangī Hapu objectives in regards to renewable energy, including: Clean, renewable energy is harnessed in a way that does not impact the environmental, cultural, visual, and spiritual connections Ngāti Rangī have with Ranginui, our Whenua, and waterways. To protect the mauri of air from adverse effects related to the discharge of contaminants into the air. Ngāti Rangī is involved in regional decision-making on air quality issues. The council will investigate joint approaches to renewable energy development and use, including the possible Transfer of Power or Joint Management Agreements, between itself and Far North District Council, Northland Regional Council, or other authorities, including Recognised Iwi Authorities and Mandated Iwi Authorities.
Ministry of Education Te Tāhuhu o Te	S331.018	Renewable Electricity Generation	REG-O4	Support	The submitter supports objective REG-O4 to avoid or mitigate reverse sensitivity effects from sensitive activities, like schools, in close	Retain as proposed.

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Mātauranga (S331)					proximity to community and large-scale renewable electricity activities.	
Northland Federated Farmers of New Zealand (S421)	S421.047	Renewable Electricity Generation	REG-O4	Support	Federated Farmers supports objectives REG-O1, REG-O2 and REG-O4 as they are currently drafted in the proposed district plan.	Retain Objective REG-O4 or ensure that amendments include similar wording that achieves the same intent
Top Energy Limited (S483)	S483.080	Renewable Electricity Generation	REG-O4	Support	<p>Top Energy supports the enablement of operation, maintenance, and upgrade of these activities, and the protection from reverse sensitivity effects, but consider that repair should also be included.</p> <p>Top Energy also highlights that the use of "or otherwise mitigating" reverse sensitivity effects is inconsistent with and does not give effect to the Northland Regional Policy Statement, and in particular Policy 5.1.1(2) which requires that subdivision use and development be located, designed and built in a manner that "should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity".</p>	<p>Amend Objective REG-O4 as follows: The ongoing efficient operation, maintenance, repair and upgrading of existing renewable electricity generation activities is enabled, including through avoiding, or otherwise mitigating, the reverse sensitivity effects from sensitive activities in close proximity to community and large-scale renewable electricity activities.</p>
Ngati Rangī ki Ngawha (S515)	S515.007	Renewable Electricity Generation	REG-O4	Support in part	<p>As reiterated in Ngati Rangī Hapu objectives in regards to renewable energy: Clean, renewable energy is harnessed in a way that does not impact the environmental, cultural, visual, and spiritual connections Ngāti Rangī have with Ranginui, our Whenua, and waterways. To protect the mauri of air from adverse effects related to the discharge of contaminants into the air. Ngāti Rangī is involved in regional decision-making on air quality issues.</p>	<p>Amend to ensure consistency with Ngati Rangī Hapu objectives in regards to renewable energy, including: Clean, renewable energy is harnessed in a way that does not impact the environmental, cultural, visual, and spiritual connections Ngāti Rangī have with Ranginui, our Whenua, and waterways. To protect the mauri of air from adverse effects related to the discharge of contaminants into the air. Ngāti Rangī is involved in regional decision-making on air</p>

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						<p>quality issues.</p> <p>The council will investigate joint approaches to renewable energy development and use, including the possible Transfer of Power or Joint Management Agreements, between itself and Far North District Council, Northland Regional Council, or other authorities, including Recognised Iwi Authorities and Mandated Iwi Authorities.</p>
<p>Kapiro Residents Association (S428)</p>	<p>S428.017</p>	<p>Renewable Electricity Generation</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 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>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-

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					<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>efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts</p> <ul style="list-style-type: none"> 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.
Top Energy Limited (S483)	S483.093	Renewable Electricity Generation	Policies	Support	<p>Method 5.4.3 of the RPS directs Council to Encourage and Provide for activities associated with investigation for the identification renewable energy sources. In the context of Top Energy's interests, this is of particular relevance to geothermal energy where sub surface investigation is often required to understand the availability of the resource to inform feasibility. The inclusion of such a policy also supports REG - 3 and REG - 4 which provide for investigation activities associated with hydro and wind.</p>	<p>Include a new policy as follows (or to the same effect):REG - PXEnable activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation</p>
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S521)	S521.020	Renewable Electricity Generation	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-ups via water</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>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>S529.224</p>	<p>Renewable Electricity Generation</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</p>	<p>Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments,</p>

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					<p>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>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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Haititaimaran gai Marae Kaitiaki Trust (S394)	S394.016	Renewable Electricity Generation	REG-P1	Support in part	The wording of this provision elevates the importance of renewable energy. Benefit from renewable energy is not a matter of national importance that must be recognised and provided for, but a 'other matter' that attracts particular regard, per s 7(j) RMA.	Amend Policy REG-P1 as follows: Recognise and provide Consider the benefits of renewable electricity generation activities that supply electricity to the National Grid or local electricity distribution network or directly to high energy users as regionally significant infrastructure.
Northland Federated Farmers of New Zealand (S421)	S421.049	Renewable Electricity Generation	REG-P1	Support	Federated Farmers support policies REG-P1 to REG-P11 as they are currently drafted in the proposed district plan.	Retain Policy REG-P1 or ensure that amendments include similar wording that achieves the same intent
Top Energy Limited (S483)	S483.081	Renewable Electricity Generation	REG-P1	Support	Top Energy supports this recognition and provision for renewable energy generation activities as Regionally Significant Infrastructure, including where the electricity is directed to a high energy user.	Retain Policy REG-P1
Northland Federated Farmers of New Zealand (S421)	S421.050	Renewable Electricity Generation	REG-P2	Support	Federated Farmers support policies REG-P1 to REG-P11 as they are currently drafted in the proposed district plan.	Retain Policy REG-P2 or ensure that amendments include similar wording that achieves the same intent
Top Energy Limited (S483)	S483.082	Renewable Electricity Generation	REG-P2	Support	Top Energy supports the provision for ongoing maintenance, operation and upgrade but considers that this should be enabled and seeks wording to reflect this in the policy and amendments to associated rules to reflect this	Amend Policy REG-P2 as follows: Provide for Enable the continued operation, maintenance, repair , upgrading and replacement of renewable electricity generation activities to maintain and increase

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						generation capacity
Northland Federated Farmers of New Zealand (S421)	S421.051	Renewable Electricity Generation	REG-P3	Support	Federated Farmers support policies REG-P1 to REG-P11 as they are currently drafted in the proposed district plan.	Retain Policy REG-P3 or ensure that amendments include similar wording that achieves the same intent
Top Energy Limited (S483)	S483.083	Renewable Electricity Generation	REG-P3	Support	Top Energy supports this policy.	Retain Policy REG-P3
Far North District Council (S368)	S368.030	Renewable Electricity Generation	REG-P4	Support in part	Typo: REG-P5 is incorrectly referenced in g.	Amend REG-P4 Provide for the benefits of new community scale and new large-scale renewable electricity generation activities, which include: a. security of electricity supply; b. increased energy independence from local generation; c. economic benefits to the local, regional or national economy; d. helping to meet local, regional or central government renewable electricity and emission reduction targets; e. improved quality of life and standard of living; f. public health; and g. adverse effects are managed in accordance with REG-P5 and P6
Te Hiku Iwi Development Trust (S399)	S399.031	Renewable Electricity Generation	REG-P4	Not Stated	Point g. of Policy REG-P4 contains reference to policies that don't exist (REG-P5 and P6)	Amend point g. of Policy REG-P4 as follow e. adverse effects are managed in accordance with REG-P5 and

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						P6.
Northland Federated Farmers of New Zealand (S421)	S421.052	Renewable Electricity Generation	REG-P4	Support	Federated Farmers support policies REG-P1 to REG-P11 as they are currently drafted in the proposed district plan.	Retain Policy REG-P4 or ensure that amendments include similar wording that achieves the same intent
Top Energy Limited (S483)	S483.084	Renewable Electricity Generation	REG-P4	Support	Top Energy support the intent of this policy but seek amendments to: - Recognise and provide for the benefits in alignment with RPS and NPS-REG; - Specifically acknowledge improved resilience (through a variety of energy sources) as a benefit; - Remove REG-P4(g) as it is not a 'benefit' and does not fit in this policy.	Amend Policy REG-P4 as follows: Recognise and provide for the benefits of new community scale and new large-scale renewable electricity generation activities, which include: a. security of electricity supply; b. increased energy independence and improvements in resilience of supply resulting from local generation; c. economic benefits to the local, regional or national economy; d. helping to meet local, regional or central government renewable electricity and emission reduction targets; e. improved quality of life and standard of living; and f. public health; and adverse

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						effects are managed in accordance with REE P5 and P6
<p>Director-General of Conservation (Department of Conservation) (S364)</p>	S364.025	Renewable Electricity Generation	REG-P5	Support in part	<p>The Director-General is generally supportive of Policy REG-P5, however, notes that SNAs and the coastal environment have value in of itself, not just in characteristics and qualities and the wording should reflect this.</p>	<p>Amend the wording of Policy REG-P5 as follows: In the coastal environment, manage the effects of the development, operation, maintenance and upgrading of renewable electricity generation activities by:</p> <ol style="list-style-type: none"> 1. avoiding adverse effects on the qualities and characteristics of significant natural areas, outstanding natural features or landscapes, areas of outstanding natural character; 2. avoiding significant adverse effects on other natural features and landscapes, and areas of natural character; 3. recognising the technical, operational and functional needs and constraints of renewable electricity generation activities; and 4. having regard to offsetting and environmental compensation measures where there are more than minor residual

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						adverse effects that cannot be avoided, remedied or mitigated.
Haititaimaran gai Marae Kaitiaki Trust (S394)	S394.017	Renewable Electricity Generation	REG-P5	Support in part	The natural character of the coastal environment must be preserved under s 6(e) RMA. Protection of SNA, ONF and ONL is a starting point. Effects should not need to be significant to trigger avoidance. Provision to address potential effects on cultural values within the coastal environment is also important in the context of ss 6(e), 7(a), 8 RMA.	Amend Policy REG-P5 as follows: In the coastal environment, manage the effects of the development, operation, maintenance and upgrading of renewable electricity generation activities by: a. avoiding adverse effects on the natural character of the coastal environment and the qualities and characteristics of significant natural areas, outstanding natural features or landscapes, areas of outstanding natural character; b. avoiding significant adverse effects on other natural features and landscapes, and areas of natural character; c. avoiding significant adverse effects on cultural values and remedying or mitigating other adverse cultural effects...
Te Hiku Iwi Development Trust (S399)	S399.032	Renewable Electricity Generation	REG-P5	Not Stated	For avoidance of doubt, make reference to biodiversity offsetting	Amend point d. of Policy REG-P5 as follows: d. having regard to biodiversity offsetting and environmental compensation measures where there are more than minor residual adverse effects

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						that cannot be avoided, remedied or mitigated.
Northland Federated Farmers of New Zealand (S421)	S421.053	Renewable Electricity Generation	REG-P5	Support	Federated Farmers support policies REG-P1 to REG-P11 as they are currently drafted in the proposed district plan.	Retain Policy REG-P5 or ensure that amendments include similar wording that achieves the same intent
Kapiro Conservation Trust (S442)	S442.067	Renewable Electricity Generation	REG-P5	Oppose	<p>This policy mirrors I-P2.</p> <p>Forest & Bird concerns are the same as those for I-P2.</p> <p>There are no rules in this chapter that regulate the removal of indigenous biodiversity. For this reason this chapter may not be the most appropriate place for these policies. It means that plan users have to go to the IB chapter then if they are undertaking an infrastructure activity then they will need to go back to the Infrastructure chapter to pick up on these policies. This policy elevates all infrastructure in the Far North to the status of RSI, National Grid, electricity transmission and renewable electricity generation activities. The definition for RSI is already far ranging and including all of infrastructure is a step to far and has no support from higher order planning documents. This policy does not meet the requirements of the NZCPS because it provides access to the effects mitigation hierarchy for all infrastructure in the Far North. This is contrary to the express requirements of the NZCPS in regards to ONLs, ONFs, and policy 11(a) matters. It also runs counter to RPS, policies 5.3.3, 4.4.1, 4.6.1 and 4.6.2. The RPS only provides access to the mitigation hierarchy for RSI not infrastructure as a whole in certain circumstances. These suggested amendments reflect these restrictions. Further the RPS does not provide access to offsetting and compensation principles</p>	<p>Amend same as relief as for I-P2, replace the words Regionally Significant Infrastructure with 'Renewable Electricity Generation'</p> <p>Amend REG-P5 In the coastal environment, manage the effects of the development, operation, maintenance and upgrading of infrastructure and new Regionally Significant Infrastructure or re-consenting of existing of Renewable Electricity Generation activities by:</p> <ul style="list-style-type: none"> a. avoiding adverse effects on the values, qualities and characteristics of: <ul style="list-style-type: none"> a. significant natural areas, b. The outstanding natural features or landscapes, areas of outstanding natural character; b. Avoiding adverse effects on: <ul style="list-style-type: none"> a. Indigenous taxa that are listed as threatened or at risk in the NZ Threat Classification System lists; and b. Areas set aside for full or partial protection of indigenous biodiversity under other legislation c. avoiding significant adverse effects and avoid, remedy,

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					<p>in the Coastal Environment for new or re-consenting of RSI under RPS, policy 5.5.3, 4.4.1 (1) and (2) The RPS, policy 5.5.3 only provides access to offsetting and compensation for maintenance, and upgrading of existing RSI, in the coastal environment. Under the RPS infrastructure in general must comply with RPS policies 4.4.1 and 4.6.1 and 4.6.2. No further policy direction is required for infrastructure in general and it should fall to the natural environment chapter objectives and policies to assist resource consent applications.</p>	<p>mitigate other adverse effects on: a. other natural features and landscapes, and areas of natural character; b.areas of predominantly indigenous vegetation; c.Habitats of indigenous species important for recreational, commercial,traditional, or cultural purposes; d.Indigenous ecosystems and habitats that are particularly vulnerable to modification, including estuaries,lagoons, coastal wetlands, dunelands,intertidal zones, rocky reefs systems, eelgrass, northern wet heathlands,coastal and headwater streams,floodplains, margins of the coastalmarine area and freshwater bodies,spawning and nursery areas and saltmarsh; ande.Historic heritaged. recognising the technical, operational and functional needs and constraints of infrastructure activities; ande. having regard to offsetting and environmental compensation</p>

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						<p>measures where there are more than minor residual adverse effects that cannot be avoided, remedied or mitigated.</p>
<p>Top Energy Limited (S483)</p>	<p>S483.085</p>	<p>Renewable Electricity Generation</p>	<p>REG-P5</p>	<p>Not Stated</p>	<p>Top Energy consider that more balance needs to be provided for in terms of the avoidance directive in this policy. Renewable energy activities (e.g., wind in particular) are inevitably located within the coastal environment. An outright 'avoid' directive for any adverse effects is not realistic and will unduly constrain renewable energy generation activities. Top Energy seeks additional amendments to better align this policy with the NPS - REG and the RPS.</p>	<p>Amend Policy REG-P5 as follows: In the coastal environment, manage the effects of the development, operation, maintenance and upgrading of renewable electricity generation activities by:</p> <ul style="list-style-type: none"> a. avoiding adverse effects that are more than minor on the characteristics of significant natural areas, and mapped outstanding natural features or landscapes, areas of outstanding natural character; b. avoiding significant adverse effects that are more than minor on other mapped natural features and landscapes, and areas of natural character; c... d. having regard to offsetting and environmental compensation measures including measures or compensation which benefit the local environment and community affected where

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						there are more than minor residual adverse effects that cannot be avoided, remedied or mitigated
<p>Royal Forest and Bird Protection Society of New Zealand (S511)</p>	S511.048	Renewable Electricity Generation	REG-P5	Oppose	<p>This policy mirrors I-P2. Forest & Bird concerns are the same as those for I-P2</p> <p>There are no rules in this chapter that regulate the removal of indigenous biodiversity. For this reason this chapter may not be the most appropriate place for these policies. It means that plan users have to go to the IB chapter then if they are undertaking an infrastructure activity then they will need to go back to the Infrastructure chapter to pick up on these policies. This policy elevates all infrastructure in the Far North to the status of RSI, National Grid, electricity transmission and renewable electricity generation activities. The definition for RSI is already far ranging and including all of infrastructure is a step to far and has no support from higher order planning documents. This policy does not meet the requirements of the NZCPS because it provides access to the effects mitigation hierarchy for all infrastructure in the Far North. This is contrary to the express requirements of the NZCPS in regards to ONLs, ONFs, and policy 11(a) matters. It also runs counter to RPS, policies 5.3.3, 4.4.1, 4.6.1 and 4.6.2. The RPS only provides access to the mitigation hierarchy for RSI not infrastructure as a whole in certain circumstances. These suggested amendments reflect these restrictions. Further the RPS does not provide access to offsetting and compensation principles in the Coastal Environment for new or re-consenting of RSI under RPS, policy 5.5.3, 4.4.1 (1) and (2) The RPS, policy 5.5.3 only provides access to offsetting and compensation for maintenance, and upgrading of existing RSI, in</p>	<p>Amend same as relief as for I-P2, replace the words Regionally Significant Infrastructure with 'Renewable Electricity Generation'</p> <p>Amend REG-P5 In the coastal environment, manage the effects of the development, operation, maintenance and upgrading of infrastructure and new Regionally Significant Infrastructure or re-consenting of existing of Renewable Electricity Generation activities by:</p> <ul style="list-style-type: none"> a. avoiding adverse effects on the values, qualities and characteristics of: <ul style="list-style-type: none"> a. significant natural areas, b. The outstanding natural features or landscapes, areas of outstanding natural character; b. Avoiding adverse effects on: <ul style="list-style-type: none"> a. Indigenous taxa that are listed as threatened or at risk in the NZ Threat Classification System lists; and b. Areas set aside for full or partial protection of indigenous biodiversity under other legislation c. avoiding significant adverse effects and avoid, remedy, mitigate other adverse effects on: <ul style="list-style-type: none"> a. other natural features and landscapes, and areas of natural

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					<p>the coastal environment. Under the RPS infrastructure in general must comply with RPS policies 4.4.1 and 4.6.1 and 4.6.2. No further policy direction is required for infrastructure in general and it should fall to the natural environment chapter objectives and policies to assist resource consent applications.</p>	<p>character; b.areas of predominantly indigenous vegetation; c.Habitats of indigenous species important for recreational, commercial,traditional, or cultural purposes; d.Indigenous ecosystems and habitats that are particularly vulnerable to modification, including estuaries,lagoons, coastal wetlands, dunelands,intertidal zones, rocky reefs systems, eelgrass, northern wet heathlands,coastal and headwater streams,floodplains, margins of the coastalmarine area and freshwater bodies,spawning and nursery areas and saltmarsh; and e.Historic heritaged. recognising the technical, operational and functional needs and constraints of infrastructure activities; and e.having regard to offsetting and environmental compensation measures where there are more than minor residual adverse effects that cannot be</p>

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						avoided, remedied or mitigated.
Director-General of Conservation (Department of Conservation) (S364)	S364.026	Renewable Electricity Generation	REG-P6	Support	The Director-General supports Policy REG-P6.	Retain Policy REG-P6
Te Hiku Iwi Development Trust (S399)	S399.033	Renewable Electricity Generation	REG-P6	Not Stated	For avoidance of doubt, make reference to biodiversity offsetting	Amend point d. of Policy REG-P6 as follows: d. having regard to biodiversity offsetting and environmental compensation measures where there are more than minor residual adverse effects that cannot be avoided, remedied or mitigated.
Northland Federated Farmers of New Zealand (S421)	S421.054	Renewable Electricity Generation	REG-P6	Support	Federated Farmers support policies REG-P1 to REG-P11 as they are currently drafted in the proposed district plan.	Retain Policy REG-P6 or ensure that amendments include similar wording that achieves the same intent
Kapiro Conservation Trust (S442)	S442.068	Renewable Electricity Generation	REG-P6	Oppose	This policy mirrors I-P3 Forest & Bird's concerns are the same as those for I-P3. The policy does not give effect to the RPS, policies 5.3.3, 4.4.1(3) and 4.6.1.	Amend same as a relief above for I-P3, replace the words Regionally Significant Infrastructure with 'Renewable Electricity Generation. unclear on what is meant here.
Top Energy Limited (S483)	S483.086	Renewable Electricity Generation	REG-P6	Not Stated	Top Energy seeks amendments to better align with the NPS-REG and the RPS.	Amend policy REG-P6 as follows: Outside the coastal environment, manage the effects of the development, operation, maintenance and upgrading of renewable electricity generation activities by:

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						<p>a. avoiding significant effects that are more than minor on significant natural areas, and mapped historical and cultural values, significant natural areas, and outstanding natural features or landscapes to the extent practicable;</p> <p>b. minimising or remedying adverse effects on mapped historical and cultural values, natural environment values that cannot be avoided...</p>
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.049	Renewable Electricity Generation	REG-P6	Oppose	This policy mirrors I-P3 Forest & Bird's concerns are the same as those for I-P3. The policy does not give effect to the RPS, policies 5.3.3, 4.4.1(3) and 4.6.1.	Amend same as a relief above for I-P3, replace the words Regionally Significant Infrastructure with 'Renewable Electricity Generation. unclear on what is meant here.
Northland Federated Farmers of New Zealand (S421)	S421.055	Renewable Electricity Generation	REG-P7	Support	Federated Farmers support policies REG-P1 to REG-P11 as they are currently drafted in the proposed district plan.	Retain Policy REG-P7 or ensure that amendments include similar wording that achieves the same intent
Top Energy Limited (S483)	S483.087	Renewable Electricity Generation	REG-P7	Support	Top Energy supports separate policy direction for solar electricity generation that recognises the discrete nature of the adverse effects associated with the activity.	Retain Policy REG-P7
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.019	Renewable Electricity Generation	REG-P8	Support	The submitter supports the policy REG-P8 and the need for sensitive activities to be designed to avoid or mitigate reverse sensitivity effects on renewable electricity generation activities, where	Retain policy REG-P8 as proposed.

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					a new school is established in close proximity to these activities.	
Northland Federated Farmers of New Zealand (S421)	S421.056	Renewable Electricity Generation	REG-P8	Support	Federated Farmers support policies REG-P1 to REG-P11 as they are currently drafted in the proposed district plan.	Retain Policy REG-P8 or ensure that amendments include similar wording that achieves the same intent
Top Energy Limited (S483)	S483.088	Renewable Electricity Generation	REG-P8	Support	Top Energy supports protecting large scale renewable electricity generation activities. However, Top Energy is concerned that the use of "to the extent possible, or otherwise mitigate" reverse sensitivity effects is inconsistent with, and does not give effect to the Northland Regional Policy Statement, and in particular Policy 5.1.1(2) which requires that subdivision use and development be located, designed and built in a manner that "should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity"	Amend Policy REG-P8 as follows: Require sensitive activities to be designed and located to avoid to the extent possible, or otherwise mitigate, reverse sensitivity effects on existing or consented community scale and largescale renewable electricity generation activities.
Horticulture New Zealand (S159)	S159.040	Renewable Electricity Generation	REG-P9	Support in part	The policy seeks that large scale renewable electricity generation activities should generally be in the Rural Production Zone. There should be consideration that such activities do not locate on highly productive land.	Amend Policy REG-P9 as follows: Avoid locating large-scale renewable electricity generation activities outside the Rural Production zone or highly productive land unless it can be demonstrated that adverse effects will be no more than minor.
Northland Federated Farmers of New Zealand (S421)	S421.057	Renewable Electricity Generation	REG-P9	Support	Federated Farmers support policies REG-P1 to REG-P11 as they are currently drafted in the proposed district plan.	Retain Policy REG-P9 or ensure that amendments include similar wording that achieves the same intent
Top Energy Limited (S483)	S483.089	Renewable Electricity Generation	REG-P9	Oppose	Given that renewable energy resources are located throughout the district and not just within the Rural Production Zone, Top Energy notes that in some instances there will be technical,	Delete Policy REG-P9

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					operation and functional needs for such an activity to be located outside of the Rural Production Zone. It is acknowledged that the opportunity for this will generally be limited due to the area of land required for such an activity, none the less Top Energy seeks that this provision be deleted.	
Northland Federated Farmers of New Zealand (S421)	S421.058	Renewable Electricity Generation	REG-P10	Support	Federated Farmers support policies REG-P1 to REG-P11 as they are currently drafted in the proposed district plan.	Retain Policy REG-P10 or ensure that amendments include similar wording that achieves the same intent
Top Energy Limited (S483)	S483.090	Renewable Electricity Generation	REG-P10	Support	While Top Energy has no problem with this policy in principle, it would be better placed as a matter under REG -P11 for consideration at resource consent stage	Delete Policy REG-P10 and insert it as a matter for consideration as part of REG-P11.
Te Hiku Iwi Development Trust (S399)	S399.034	Renewable Electricity Generation	REG-P11	Not Stated	With respect to removal of indigenous vegetation it is also relevant to consider the ecological and cultural significance of that vegetation	Amend point 3. of Policy REG-P11 as follows: 3. the extent of earthworks or indigenous vegetation removal and the ecological and cultural significance of that vegetation;
Northland Federated Farmers of New Zealand (S421)	S421.059	Renewable Electricity Generation	REG-P11	Support	Federated Farmers support policies REG-P1 to REG-P11 as they are currently drafted in the proposed district plan.	Retain Policy REG-P11 or ensure that amendments include similar wording that achieves the same intent
Top Energy Limited (S483)	S483.091	Renewable Electricity Generation	REG-P11	Support	While Top Energy has no problem with this policy in principle, it would be better placed as a matter under REG -P11 for consideration at resource consent stage	Delete Policy REG-P10 and insert it as a matter for consideration as part of REG-P11.
Top Energy Limited (S483)	S483.092	Renewable Electricity Generation	REG-P11	Support	Top Energy considers that this policy gives useful direction for plan users but seek some amendments to provide additional direction.	Insert new point in Policy REG-P11 as follows (or to the same effect): 12. plan for rehabilitation of the site

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						<p>following decommissioning of any renewable electricity generation activity, including removal of buildings, and concrete areas.</p>
<p>Kapiro Residents Association (S428)</p>	<p>S428.018</p>	<p>Renewable Electricity Generation</p>	<p>Rules</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 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</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

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					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>design/technologies and lower lifecycle climate impacts</p> <ul style="list-style-type: none"> 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.
Top Energy Limited (S483)	S483.095	Renewable Electricity Generation	Rules	Support	<p>Top Energy seeks amendment to this rule, or addition of a new one to enable minor upgrades to an appropriate scale and increased power generation. Enabling such upgrades as a permitted activity without triggering the need for a discretionary resource consent (as would otherwise be required pursuant to REG - R7 for large scale projects) is critical to ensuring the viability and resilience of this critical infrastructure, noting that this is consistent with how it is addressed in the Infrastructure Chapter.</p>	<p>Include a new permitted activity rule as follows (or to the same effect):'REG - RX - Upgrading or repowering existing renewable electricity generation activitiesPermittedWhere:1. The upgrade or repowering does not result in an overall increase to the footprint or envelope of the renewable electricity generation activity.2. For wind farms, compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise.</p>
Top Energy Limited (S483)	S483.101	Renewable Electricity Generation	Rules	Not Stated	<p>Top Energy considers that adverse effects associated with solar renewable electricity generation are readily understandable and therefore this activity should be enabled as a restricted discretionary activity with clear matters of discretion. This rule could be applied to specific zones only e.g. Rural</p>	<p>Insert new restricted discretionary rule as follows (or to the same effect):'REG - RX Large scale solar renewable electricity generation activityActivity status: Restricted</p>

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					Production where the Chapter encourages renewable electricity generation activities to locate.	<p>discretionaryMatters of discretion are restricted to:</p> <p>a. adverse visual amenity effects resulting from the scale of the buildings or structures and whether landscaping can effectively manage any such effects</p> <p>b. adverse effects on the natural character of the site or surrounding area</p> <p>c. adverse noise effects on adjoining properties</p> <p>d. adverse effects on transportation network resulting from construction traffic</p> <p>e. adverse effects on adjoining properties or the wider catchment resulting from stormwater runoff</p>
<p>Top Energy Limited (S483)</p>	S483.102	Renewable Electricity Generation	Rules	Not Stated	<p>Method 5.4.3 of the RPS directs Council to 'Encourage and Provide' for activities associated with investigation for the identification renewable energy sources, this is of particular relevance for geothermal renewable electricity generation. Top Energy seeks a new rule to provide for investigation activities other than those currently provided in REG - 3 and REG - 4. Without such a rule, these activities would default to discretionary</p>	<p>Insert new rule (inferred) as follows (or to the same effect):</p> <p>REG-RX Renewable energy generation investigation activity.</p> <p>Permitted Where:</p> <p>PER 1 Any building or structure located above ground associated with the investigation activity does not exceed a GFA of 25m²</p> <p>PER 2 Any building or structure can comply with the height,</p>

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						setback, height in relation to boundary performance standards of the underlying zone.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S521)	S521.021	Renewable Electricity Generation	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</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

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					<p>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"> 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>S529.225</p>	<p>Renewable Electricity Generation</p>	<p>Rules</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 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</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-

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					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>efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts</p> <ul style="list-style-type: none"> 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.
Kapiro Conservation Trust (S442)	S442.069	Renewable Electricity Generation	Notes	Support in part	Note 1 only refers to other District Wide Matters as potentially applying. It should say that Area Specific Matters may apply as well.	Amend to include reference "Area-Specific Matters Chapter".
Top Energy Limited (S483)	S483.094	Renewable Electricity Generation	Notes	Not Stated	it is not clear how this Chapter interacts with Part - 3 Area Specific Matters. An additional Note is one way this clarity could be provided.	Amend to provide clarity in the Plan around how renewable electricity generation interacts with Part - 3 Area Specific Chapters.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.050	Renewable Electricity Generation	Notes	Support in part	Note 1 only refers to other District Wide Matters as potentially applying. It should say that Area Specific Matters may apply as well	Amend to include reference "Area-Specific Matters Chapter"
Northland Federated Farmers of New Zealand (S421)	S421.060	Renewable Electricity Generation	REG-R1	Support	Federated Farmers supports Rules REG-R1 and REG-R2 as they are currently drafted in the proposed district plan.	Retain Rule REG-R1 or ensure that amendments include similar wording that achieves the same intent
Far North District Council (S368)	S368.031	Renewable Electricity Generation	REG-R2	Support in part	Plan usability: Improve PDP usability by including 'small scale renewable electricity generation activity' within the rule to provide a link to the definition.	Amend REG-R2 PER-1 The small scale renewable electricity generation activity does not

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						exceed the permitted maximum height standard for the zone it is located in, by more than 3m.
Northland Federated Farmers of New Zealand (S421)	S421.061	Renewable Electricity Generation	REG-R2	Support	Federated Farmers supports Rules REG-R1 and REG-R2 as they are currently drafted in the proposed district plan.	Retain Rule REG-R2 or ensure that amendments include similar wording that achieves the same intent
Top Energy Limited (S483)	S483.096	Renewable Electricity Generation	REG-R2	Support	Top Energy supports the inclusion of these permitted thresholds but seek that these rules apply to all zones. Renewable energy generation activities are located based on the availability and feasibility of the resource, and should not be constrained by artificial zoning lines on a map. The Overlays will still apply, and can address any particular sensitivities in sensitive environments.	Amend Rule REG-R2 to apply to all zones consistently.
Northland Federated Farmers of New Zealand (S421)	S421.063	Renewable Electricity Generation	REG-R3	Support in part	Federated Farmers supports the rule in part but would like performance standard PER-2 amended so that it is recognised that an activity is permitted where the appropriate approval or consent has been obtained. Doing this will reduce any unnecessary barriers for landowners wanting to pursue these types of activity.	Amend PER-3 of Rule REG-R3 as follows: PER-2 Approval or consent has been received if it is not located on an esplanade reserve or strip, marginal strip or any consented or planned public access area... (inferred) or wording with a similar intent
Kapiro Conservation Trust (S442)	S442.070	Renewable Electricity Generation	REG-R3	Support in part	The scope of these activities is not clear. Within the Restricted discretionary matters of discretion it list vegetation clearance. The context of the	Amend to make abundantly clear that these activities do not include indigenous vegetation clearance

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					wording seems to imply that the activity includes vegetation clearance. It should be made abundantly clear that this rule does not apply to indigenous vegetation clearance and that the IB chapter on indigenous vegetation clearance apply.	or areas of non-indigenous vegetation that is significant habitat for indigenous fauna.
Top Energy Limited (S483)	S483.097	Renewable Electricity Generation	REG-R3	Support	Top Energy supports the inclusion of these permitted thresholds but seek that these rules apply to all zones. Renewable energy generation activities are located based on the availability and feasibility of the resource, and should not be constrained by artificial zoning lines on a map. The Overlays will still apply, and can address any particular sensitivities in sensitive environments.	Amend Rule REG-R3 to apply to all zones consistently.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.051	Renewable Electricity Generation	REG-R3	Support in part	The scope of these activities is not clear. Within the Restricted discretionary matters of discretion it list vegetation clearance. The context of the wording seems to imply that the activity includes vegetation clearance. It should be made abundantly clear that this rule does not apply to indigenous vegetation clearance and that the IB chapter on indigenous vegetation clearance apply	Amend to make abundantly clear that these activities do not include indigenous vegetation clearance or areas of non-indigenous vegetation that is significant habitat for indigenous fauna.
Kapiro Conservation Trust (S442)	S442.071	Renewable Electricity Generation	REG-R4	Support in part	The scope of these activities is not clear. Within the Restricted discretionary matters of discretion it list vegetation clearance. The context of the wording seems to imply that the activity includes vegetation clearance. It should be made abundantly clear that this rule does not apply to indigenous vegetation clearance and that the IB chapter on indigenous vegetation clearance apply.	Amend to make abundantly clear that these activities do not include indigenous vegetation clearance or areas of non-indigenous vegetation that is significant habitat for indigenous fauna.
Top Energy Limited (S483)	S483.098	Renewable Electricity Generation	REG-R4	Support	Top Energy supports the inclusion of these permitted thresholds but seek that these rules apply to all zones. Renewable energy generation activities are located based on the availability and feasibility of the resource, and should not be constrained by artificial zoning lines on a map. The Overlays will still apply, and can address any particular sensitivities in sensitive environments.	Amend Rule REG-R4 to apply to all zones consistently.

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Royal Forest and Bird Protection Society of New Zealand (S511)	S511.052	Renewable Electricity Generation	REG-R4	Support in part	The scope of these activities is not clear. Within the Restricted discretionary matters of discretion it lists vegetation clearance. The context of the wording seems to imply that the activity includes vegetation clearance. It should be made abundantly clear that this rule does not apply to indigenous vegetation clearance and that the IB chapter on indigenous vegetation clearance apply.	Amend to make abundantly clear that these activities do not include indigenous vegetation clearance or areas of non-indigenous vegetation that is significant habitat for indigenous fauna.
Far North District Council (S368)	S368.015	Renewable Electricity Generation	REG-R5	Support in part	Spelling error in REG-R5 PER-3. Should read as 'notional boundary' not 'national boundary'	Amend REG-R5 PER-3 Any structure is setback at least three times the height of the structure from the boundary of any other site and is not within the national notional boundary of any other site.
Northland Federated Farmers of New Zealand (S421)	S421.062	Renewable Electricity Generation	REG-R5	Support	Federated Farmers supports Rules REG-R1 and REG-R2 as they are currently drafted in the proposed district plan.	Retain Rule REG-R5 or ensure that amendments include similar wording that achieves the same intent
Kapiro Conservation Trust (S442)	S442.072	Renewable Electricity Generation	REG-R5	Support in part	The scope of these activities is not clear. Within the Restricted discretionary matters of discretion it lists vegetation clearance. The context of the wording seems to imply that the activity includes vegetation clearance. It should be made abundantly clear that this rule does not apply to indigenous vegetation clearance and that the IB chapter on indigenous vegetation clearance apply.	Amend to make abundantly clear that these activities do not include indigenous vegetation clearance or areas of non-indigenous vegetation that is significant habitat for indigenous fauna.
Top Energy Limited (S483)	S483.099	Renewable Electricity Generation	REG-R5	Support	Top Energy supports the inclusion of these permitted thresholds but seeks that these rules apply to all zones. Renewable energy generation activities are located based on the availability and feasibility of the resource, and should not be constrained by artificial zoning lines on a map. The Overlays will still apply, and can address any particular sensitivities in sensitive environments.	Amend Rule REG-R5 to apply to all zones consistently.

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Royal Forest and Bird Protection Society of New Zealand (S511)	S511.053	Renewable Electricity Generation	REG-R5	Support in part	The scope of these activities is not clear. Within the Restricted discretionary matters of discretion it lists vegetation clearance. The context of the wording seems to imply that the activity includes vegetation clearance. It should be made abundantly clear that this rule does not apply to indigenous vegetation clearance and that the IB chapter on indigenous vegetation clearance apply	Amend to make abundantly clear that these activities do not include indigenous vegetation clearance or areas of non-indigenous vegetation that is significant habitat for indigenous fauna.
Far North District Council (S368)	S368.016	Renewable Electricity Generation	REG-R6	Support in part	Spelling error in REG-R6 PER-3. Should read as 'notional boundary' not 'national boundary'	Amend REG-R6 PER-3 Any structure is setback at least three times the height of the structure (including supporting structures) from the boundary of any other site and is not within the national notional boundary of any other site.
Top Energy Limited (S483)	S483.100	Renewable Electricity Generation	REG-R6	Support	Top Energy supports the inclusion of these permitted thresholds but seek that these rules apply to all zones. Renewable energy generation activities are located based on the availability and feasibility of the resource, and should not be constrained by artificial zoning lines on a map. The Overlays will still apply, and can address any particular sensitivities in sensitive environments.	Amend Rule REG-R6 to apply to all zones consistently.
Julianne Sally Bainbridge (S163)	S163.015	Renewable Electricity Generation	REG-R7	Oppose	There is a need to protect our rural landscape from the production loss and eyesores of solar and wind electricity generation. There is already lots of roof space available in urban settings where the electricity is required most. There should be no further approvals of solar or wind farms in the Far North.	Amend activity status to prohibited (inferred) There should be no further approvals of solar or wind farms in the Far North
Director-General of Conservation (Department of Conservation)	S364.027	Renewable Electricity Generation	REG-R7	Support	The Director-General supports the requirement for large scale renewable electricity generation activities (such as wind farms) to require resource consent as a Discretionary Activity.	Retain Rule REG-R7.

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Conservation) (S364)						
Our Kerikeri Community Charitable Trust (S271)	S271.009	Transport	Overview	Support	Seek to ensure that Council and Developers are required to ensure that land use and development considers transportation effects beyond the site. That cul-de-sac roads are generally discouraged unless provision has been made for future connectivity, and that multi modal transport planning is encouraged.	Amend to seek changes to provisions within the plan that direct a high level of connectivity, integrated land use and transport planning, and multi modal transport networks.
Kapiro Residents Association (S428)	S428.004	Transport	Overview	Support in part	We seek PDP provisions that will support active modes of transport, including pedestrians, cyclists, disability scooters etc. The PDP needs revised/additional policies and rules to ensure that active transport modes will be support in practice when consents are assessed/granted.	Amend PDP to promote and support active transport and multi modal integrated transport.
Kapiro Conservation Trust (S443)	S443.004	Transport	Overview	Support in part	We seek PDP provisions that will support active modes of transport, including pedestrians, cyclists, disability scooters etc. The PDP needs revised/additional policies and rules to ensure that active transport modes will be support in practice when consents are assessed/granted.	Amend PDP to promote and support active transport and multi modal integrated transport.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.009	Transport	Overview	Support	Seek to ensure that Council and Developers are required to ensure that land use and development considers transportation effects beyond the site. That cul-de-sac roads are generally discouraged unless provision has been made for future connectivity, and that multi modal transport planning is encouraged.	Amend to seek changes to provisions within the plan that direct a high level of connectivity, integrated land use and transport planning, and multi modal transport networks.
Carbon Neutral NZ Trust (S529)	S529.050	Transport	Overview	Support in part	We seek PDP provisions that will support active modes of transport, including pedestrians, cyclists, disability scooters etc. The PDP needs revised/additional policies and rules to ensure that active transport modes will be support in practice when consents are assessed/granted.	Amend PDP to promote and support active transport and multi modal integrated transport.
Good Journey Limited (S82)	S82.013	Transport	Objectives	Oppose	The objectives are opposed to the extent that car parking minimums are still specified in the Mixed Use zone. Should existing operations wish to more intensively develop their sites in the Mixed Use zone by increasing the amount of "gross business area" and / or the provision of residential accommodation then additional	Delete car park minimums in the Mixed Use Zone and other relief that will satisfy the concerns of the submitter.

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					<p>carparks are required. Additional controls such as bicycle parks and end of trip facilities are also required.</p> <p>Intensification and development of Mixed Use areas should be encouraged by the removal of minimum car parking standards in recognition of the benefits that Mixed Use zones can bring in terms of both land use outcomes and travel patterns.</p>	
<p>Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)</p>	<p>S425.012</p>	<p>Transport</p>	<p>Objectives</p>	<p>Support in part</p>	<p>PHTTCCT consider that the Transport Chapter fails to sufficiently recognise and provide for regional significant transport infrastructure. It is considered that</p> <ul style="list-style-type: none"> - Including the enablement of the provisions for the Trail in this chapter confuses its purpose which otherwise predominantly appears to be providing private development performance standard triggers for traffic parking and access. The Infrastructure Chapter appears the logical place, however, as currently drafted the Infrastructure Chapter only applies to works undertaken by a 'network utility operator' which PHTTCCT is not, and while FNDC are the definition of network utility operator does not extend to construction or operation of cycleways. - There are no provisions that seek to protect the trail from reverse sensitivity which as regionally significant infrastructure, is directed by 5.1.3 and 5.3.1 of the RPS, even though the overview suggests that the chapter regulates 'the impacts of land use and subdivision on the transportation network'. - The objectives and policies do not adequately recognise or provide for the development, operation, maintenance or upgrading of the Trail as regionally significant infrastructure in the mapped sensitive areas (e.g. SNA's, outstanding natural features or landscapes, and coastal environment) as is achieved in the infrastructure chapter for other regionally significant infrastructure. 	<p>insert the Trail in the maps as an overlay and that the suit of provisions provided as Attachment 2 be incorporated into the Plan (see section 2.0 of this submission).</p> <p>in the event that Council does not accept PHHTTCCT primary relief:</p> <ul style="list-style-type: none"> - Review the drafting of the chapter to make its purpose clear. - Provide direction in a clear and consistent throughout the plan in terms of how chapters are meant to interact. - Ensure that appropriate objective and policy direction is included to recognise and provide for the Trail as Regionally Significant Infrastructure

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Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.014	Transport	Objectives	Not Stated	In general, PHTTCCT seek to ensure that Council and Developers are required to ensure that land use and development considers transportation effects beyond the site. That cul-de-sac roads are generally discouraged unless provision has been made for future connectivity, that provision for future transport networks (see sub#4) is provided at the time of subdivision and land use, and that multi modal transport planning is encouraged	amend provisions within the plan that direct a high level of connectivity, integrated land use and transport planning, provision for future transport networks and multi modal transport networks.
John Andrew Riddell (S431)	S431.151	Transport	Objectives	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend all objectives, policies, rules and standards relating to providing for vehicles and roading to place much more emphasis on providing for cycling and for walking
Kapiro Conservation Trust (S446)	S446.009	Transport	Objectives	Support in part	In general, our group seeks to ensure that Council and Developers are required to ensure that land use and development considers transportation effects beyond the site. That cul-de-sac roads are generally discouraged unless provision has been made for future connectivity, and that multi modal transport planning is encouraged.	Amend provisions within the plan that direct a high level of connectivity, integrated land use and transport planning, and multi modal transport networks.
Top Energy Limited (S483)	S483.103	Transport	Objectives	Not Stated	The Transport Chapter is not of significant interest to Top Energy. However, it is important that recognition is made for the appropriate provision of infrastructure (e.g., electricity and telecommunications) in the transport network, in particular the roading corridor, as often this infrastructure is located within it. Rather than making detailed submissions on the chapter, Top Energy seek that this is adequately addressed across the objectives, policies and rules in this chapter	Amend the transport provisions to provide for objectives, policies and rules that enable the operation, maintenance, repair and upgrading the appropriate provision of infrastructure within the transport network, in particular the roading corridor.
Top Energy Limited (S483)	S483.106	Transport	Objectives	Not Stated	Include a new objective to recognise and provide for the operation of operation, maintenance, repair and upgrading the appropriate provision of infrastructure within the transport network, in particular the roading corridor.	Insert a new objective in the Transport Chapter as follows (or wording to the same effect): Recognise and provide for the operation,

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						maintenance, repair and upgrading of other infrastructure including electricity and telecommunications infrastructure within the transport network, in particular the roading corridor
Ngā Tai Ora - Public Health Northland (S516)	S516.036	Transport	Objectives	Not Stated	<p>Ngā Tai Ora note that the PDP is silent on the issue of the health impacts of unsealed rural roads. There are significant concerns regarding the effects that dust generated from unsealed rural roads can have on adjacent sensitive activities (e.g., residential units) that are not appropriately setback from the road. Effects include the adverse health effects such as respiratory illness (e.g., asthma) that dust generation can have for on-site water supply (e.g., rainwater harvesting).</p> <p>Ngā Tai Ora have strongly advocated to other Councils in Te Tai Tokerau regarding this, and recommend that FNDC should consider including mandatory setbacks for sensitive activities from unsealed rural roads, or other methods that are not cost prohibitive for property owners but can address the significant adverse health effects associated with this issue. Ngā Tai Ora would welcome meeting with FNDC staff to discuss how this matter can be sufficiently addressed in the eventual PDP.</p>	<p>Insert the following objectives, policies and rules into either the Transport Chapter or relevant zone chapters:Objective: Manage the risk from unsealed roads to public health.Policy: To ensure sensitive activities are appropriately setback from unsealed roads to reduce the adverse effects to public health from the exposure to dust.RuleXXX Sensitive Activity:Activity Status: PermittedWhere:PER-1 The sensitive activity is setback at least 20m from any unsealed road.Activity status where compliance is not achieved: Discretionary</p>
Waka Kotahi NZ Transport	S356.034	Transport	TRAN-O1	Support	not stated	Retain TRAN-O1 as notified

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Agency (S356)						
KiwiRail Holdings Limited (S416)	S416.024	Transport	TRAN-O1	Support	KiwiRail supports the objective in that the rail network, as a transport network is regionally significant infrastructure and supports community welfare.	Retain Objective TRAN-O1
Kāinga Ora Homes and Communities (S561)	S561.022	Transport	TRAN-O1	Support	Integration of land use and transport networks is essential to enable connected, safe, efficient and affordable urban growth and development.	Retain TRAN-O1 as notified.
Haititaimaran gai Marae Kaitiaki Trust (S394)	S394.018	Transport	TRAN-O2	Support in part	Sustainable management may require avoidance of adverse effects (as opposed to minimisation) in some instances.	Amend Objective TRAN-O2 as follows: The transport network is designed and located to avoid or minimise adverse effects on historical, cultural and natural values.
Waiaua Bay Farm Limited (S463)	S463.018	Transport	TRAN-O2	Support	WBF supports an effects management focus, rather than a narrow avoidance focus, for the development of the transportation network.	Retain Objective TRAN-O2
Our Kerikeri Community Charitable Trust (S271)	S271.010	Transport	TRAN-O3	Support in part	The intent of the objective is unclear, but given TRAN - P2 & P1 it is likely intended to encourage integrated transport planning concurrently with development. Assuming this is the case (which would be supported) it could be made clearer.	Amend TRAN-O3 Land use and development planning , and transport planning all modes of transport are integrated so that the to ensure an efficient pattern of land use and transport networks that are transport network is, safe, efficient and well-connected. Or Insert a new policy that specifically addresses integrated land use and

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						transport planning.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.020	Transport	TRAN-O3	Support	The submitter supports objective TRAN-O3 as it will enable a safe, efficient, and well-connected transport network. In addition, the objective supports the provision of social infrastructure within the community that it serves to reduce travel times and distances and congestion, while also encouraging alternative modes of transport.	Retain objective TRAN-O3 as proposed.
KiwiRail Holdings Limited (S416)	S416.025	Transport	TRAN-O3	Support	The objective supports the safe and efficient operation of the rail transport network through ensuring development at its interface is appropriately managed.	Retain Objective TRAN-O3
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.015	Transport	TRAN-O3	Support in part	The intent of the objective is unclear, but given TRAN P2 & P1 it is likely intended to encourage integrated transport planning concurrently with development. Assuming this is the case (which would be supported) it could be made clearer.	Amend TRAN-O1 as follows: Land use and development planning, and transport planning all modes of transport are integrated so that the to ensure an efficient pattern of land use and transport networks that are transport network is, safe, efficient and well-connected. Or Add new policy that specifically addresses integrated land use and transport planning.
Kapiro Conservation Trust (S446)	S446.011	Transport	TRAN-O3	Support in part	The intent of the objective is unclear, but given TRAN - P2 & P1 it is likely intended to encourage integrated transport planning concurrently with development. Assuming this is the case (which would be supported) it could be made clearer. See suggested amendment	Amend TRAN-O3 as follows: Land use and development planning, and transport planning all modes of transport are integrated so that the to ensure an efficient

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						<p>pattern of land use and transport networks that are transport network is, safe, efficient and well-connected. Or Insert new policy that specifically addresses integrated land use and transport planning.</p>
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.010	Transport	TRAN-O3	Support in part	The intent of the objective is unclear, but given TRAN - P2 & P1 it is likely intended to encourage integrated transport planning concurrently with development. Assuming this is the case (which would be supported) it could be made clearer.	<p>Amend TRAN-O3 Land use and development planning, and transport planning all modes of transport are integrated so that the to ensure an efficient pattern of land use and transport networks that are transport network is, safe, efficient and well-connected. Or Insert a new policy that specifically addresses integrated land use and transport planning</p>
Carbon Neutral NZ Trust (S529)	S529.075	Transport	TRAN-O3	Support in part	The intent of the objective is unclear, but given TRAN - P2 & P1 it is likely intended to encourage integrated transport planning concurrently with development. Assuming this is the case (which would be supported) it could be made clearer.	<p>Amend TRAN-O3 Land use and development planning, and transport planning all modes of transport are integrated so that the to ensure an efficient pattern of land use and</p>

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						<p>transport network is, safe, efficient and well-connected.</p> <p>Or</p> <p>Insert a new policy that specifically addresses integrated land use and transport planning.</p>
Our Kerikeri Community Charitable Trust (S271)	S271.011	Transport	TRAN-O5	Support in part	The intended outcome of this objective is not entirely clear.	Amend TRAN-O5 as follows: The transport network provides for the safe and efficient movement of vehicular, cycle and pedestrian traffic, and that also meets the needs of persons with a disability or limited mobility
Kapiro Conservation Trust (S446)	S446.012	Transport	TRAN-O5	Support in part	As per above, the intended outcome of this objective is not entirely clear. see suggested wording	Amend TRAN-O5 as follows: The transport network provides for the safe and efficient movement of vehicular, cycle and pedestrian traffic, and that also meets the needs of persons with a disability or limited mobility
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.011	Transport	TRAN-O5	Support in part	The intended outcome of this objective is not entirely clear.	Amend TRAN-O5 as follows: The transport network provides for the safe and efficient movement of vehicular, cycle and pedestrian traffic, and

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						that also meets the needs of persons with a disability or limited mobility
Carbon Neutral NZ Trust (S529)	S529.076	Transport	TRAN-O5	Support in part	The intended outcome of this objective is not entirely clear.	Amend TRAN-O5 as follows: The transport network provides for the safe and efficient movement of vehicular, cycle and pedestrian traffic, and that also meets the needs of persons with a disability or limited mobility
Northland Transportation Alliance (S184)	S184.001	Transport	TRAN-O6	Support in part	Consider rephrasing climate change objective to include active and public transport	Amend Objective TRAN-O6 as follows - The transport network is resilient to the likely current and future effects of climate change, and supports urban environments designed to reduce greenhouse gas emissions, by encouraging development of active mode and public transport networks. OR insert a new objective to give effect to relief sought.
Borders Real Estate Northland (S211)	S211.001	Transport	TRAN-O6	Support in part	The submitter supports in part TRAN-O6 (implied) but contends that the objective should explicitly include the development of safe networks of walkways and cycleways (separated from motorised traffic) that will actively promote alternative modes of transport in urban areas and beyond.	Amend TRAN-O6 to explicitly include the development of safe networks of walkways and cycleways (separated from motorised traffic) that will actively promote alternative modes of transport in urban areas and beyond.

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Good Journey Limited (S82)	S82.014	Transport	Policies	Oppose	<p>The policies are opposed to the extent that car parking minimums are still specified in the Mixed Use zone.</p> <p>Should existing operations wish to more intensively develop their sites in the Mixed Use zone by increasing the amount of "gross business area" and / or the provision of residential accommodation then additional carparks are required. Additional controls such as bicycle parks and end of trip facilities are also required.</p> <p>Intensification and development of Mixed Use areas should be encouraged by the removal of minimum car parking standards in recognition of the benefits that Mixed Use zones can bring in terms of both land use outcomes and travel patterns.</p>	Delete car park minimums in the Mixed Use Zone and other relief that will satisfy the concerns of the submitter.
Our Kerikeri Community Charitable Trust (S338)	S338.033	Transport	Policies	Not Stated	<p>Many new subdivisions in Kerikeri and the surrounding rural area have greatly increased the volume of traffic using the central shopping/service area and roads leading to/from the CBD (e.g. Kerikeri Road, Waipapa Road, Landing Road, Kapiro Road, Purerua Road).</p> <p>When new developments are approved, insufficient account is taken of the total/cumulative impact of multiple developments on traffic. Other negative impacts on the community are not taken into account - such as such additional levels of noise, disruption and other changes that can affect people, amenity values and the character of the area.</p>	Amend policies to address adverse effects of traffic on those in the neighbourhood and, where relevant, the wider community.
Te Hiku Iwi Development Trust (S399)	S399.036	Transport	Policies	Not Stated	<p>Objective TRAN-O2 is the only objective which recognises that roading can have long term and permanent effects on the natural environment, including biodiversity. Effects including those due to lighting, road deaths, noise and vibration, habitat fragmentation and modification, air emissions and run off are permanent and are often underestimated (see recent Manaaki Whenua report available at: https://www.nzta.govt.nz/resources/research/reports/692).</p>	<p>Insert a new objective TRAN-O6 to ensure recognition of adverse effects on biodiversity are adequately addressed.</p> <p>We suggest the following: The maintenance and expansion of the transport network is managed so as to recognise adverse effects on indigenous</p>

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					These effects can be managed and/or addressed to some degree via appropriate design and other methods (such as rehabilitation or weed control).	biodiversity and address these effects to the extent practicable.
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.013	Transport	Policies	Support in part	<p>PHTTCCT consider that the Transport Chapter fails to sufficiently recognise and provide for regional significant transport infrastructure. It is considered that</p> <ul style="list-style-type: none"> - Including the enablement of the provisions for the Trail in this chapter confuses its purpose which otherwise predominantly appears to be providing private development performance standard triggers for traffic parking and access. The Infrastructure Chapter appears the logical place, however, as currently drafted the Infrastructure Chapter only applies to works undertaken by a 'network utility operator' which PHTTCCT is not, and while FNDC are the definition of network utility operator does not extend to construction or operation of cycleways. - There are no provisions that seek to protect the trail from reverse sensitivity which as regionally significant infrastructure, is directed by 5.1.3 and 5.3.1 of the RPS, even though the overview suggests that the chapter regulates 'the impacts of land use and subdivision on the transportation network'. - The objectives and policies do not adequately recognise or provide for the development, operation, maintenance or upgrading of the Trail as regionally significant infrastructure in the mapped sensitive areas (e.g. SNA's, outstanding natural features or landscapes, and coastal environment) as is achieved in the infrastructure chapter for other regionally significant infrastructure. 	<p>insert the Trail in the maps as an overlay and that the suit of provisions provided as Attachment 2 be incorporated into the Plan (see section 2.0 of this submission).</p> <p>in the event that Council does not accept PHHTTCCT primary relief:</p> <ul style="list-style-type: none"> - Review the drafting of the chapter to make its purpose clear. - Provide direction in a clear and consistent throughout the plan in terms of how chapters are meant to interact. - Ensure that appropriate objective and policy direction is included to recognise and provide for the Trail as Regionally Significant Infrastructure
Kapiro Residents Association (S427)	S427.051	Transport	Policies	Support in part	<p>Many new subdivisions in Kerikeri and the surrounding rural area have greatly increased the volume of traffic using the central shopping/service area and roads leading to/from the CBD (e.g. Kerikeri Road, Waipapa Road,</p>	<p>Amend the policies to:</p> <ul style="list-style-type: none"> • include full consideration of cumulative/combined traffic effects, congestion,

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					Landing Road, Kapiro Road, Purerua Road). When new developments are approved, insufficient account is taken of the total/cumulative impact of multiple developments on traffic. Other negative impacts on the community are not taken into account - such as such additional levels of noise, disruption and other changes that can affect people, amenity values and the character of the area.	<p>emissions, noise etc. in townships and roads, especially roads leading to/from a CBD or service centres, and</p> <ul style="list-style-type: none"> allow development proposals to be rejected on the grounds of significant adverse effects from traffic [inferred].
John Andrew Riddell (S431)	S431.152	Transport	Policies	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend all objectives, policies, rules and standards relating to providing for vehicles and roading to place much more emphasis on providing for cycling and for walking
Kapiro Conservation Trust (S446)	S446.010	Transport	Policies	Support in part	In general, our group seeks to ensure that Council and Developers are required to ensure that land use and development considers transportation effects beyond the site. That cul-de-sac roads are generally discouraged unless provision has been made for future connectivity, and that multi modal transport planning is encouraged.	Amend provisions within the plan that direct a high level of connectivity, integrated land use and transport planning, and multi modal transport networks.
Kapiro Conservation Trust (S449)	S449.036	Transport	Policies	Oppose	Many new subdivisions in Kerikeri and the surrounding rural area have greatly increased the volume of traffic using the central shopping/service area and roads leading to/from the CBD (e.g. Kerikeri Road, Waipapa Road, Landing Road, Kapiro Road, Purerua Road). When new developments are approved, insufficient account is taken of the total/cumulative impact of multiple developments on traffic. Other negative impacts on the community are not taken into account - such as such additional levels of noise, disruption and other changes that can affect people, amenity values and the character of the area.	Amend policies to address adverse effects of traffic on those in the neighbourhood and, where relevant, the wider community.

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Top Energy Limited (S483)	S483.104	Transport	Policies	Not Stated	The Transport Chapter is not of significant interest to Top Energy. However, it is important that recognition is made for the appropriate provision of infrastructure (e.g., electricity and telecommunications) in the transport network, in particular the roading corridor, as often this infrastructure is located within it. Rather than making detailed submissions on the chapter, Top Energy seek that this is adequately addressed across the objectives, policies and rules in this chapter	Amend the transport provisions to provide for objectives, policies and rules that enable the operation, maintenance, repair and upgrading the appropriate provision of infrastructure within the transport network, in particular the roading corridor.
Top Energy Limited (S483)	S483.107	Transport	Policies	Not Stated	Include a new policy to recognise and provide for the operation of operation, maintenance, repair and upgrading the appropriate provision of infrastructure within the transport network, in particular the roading corridor by enabling these activities as a permitted activity.	Insert a new policy in the Transport Chapter as follows (or wording to the same effect): Recognise and provide for other infrastructure by enabling the operation, maintenance, repair and upgrading of infrastructure in the transport network as a permitted activity
Ngā Tai Ora - Public Health Northland (S516)	S516.037	Transport	Policies	Not Stated	Ngā Tai Ora note that the PDP is silent on the issue of the health impacts of unsealed rural roads. There are significant concerns regarding the effects that dust generated from unsealed rural roads can have on adjacent sensitive activities (e.g., residential units) that are not appropriately setback from the road. Effects include the adverse health effects such as respiratory illness (e.g., asthma) that dust generation can have for on-site water supply (e.g., rainwater harvesting). Ngā Tai Ora have strongly advocated to other Councils in Te Tai Tokerau regarding this, and recommend that FNDC should consider including mandatory setbacks for sensitive activities from unsealed rural roads, or other methods that are not cost prohibitive for property owners but can address the significant adverse	Insert the following objectives, policies and rules into either the Transport Chapter or relevant zone chapters: Objective: Manage the risk from unsealed roads to public health.Policy: To ensure sensitive activities are appropriately setback from unsealed roads to reduce the adverse effects to public health from the exposure to dust.RuleXXX Sensitive Activity:Activity Status:

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					health effects associated with this issue. Ngā Tai Ora would welcome meeting with FNDC staff to discuss how this matter can be sufficiently addressed in the eventual PDP.	PermittedWhere:PER-1 The sensitive activity is setback at least 20m from any unsealed road.Activity status where compliance is not achieved: Discretionary
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.023	Transport	Policies	Oppose	Many new subdivisions in Kerikeri and the surrounding rural area have greatly increased the volume of traffic using the central shopping/service area and roads leading to/from the CBD (e.g. Kerikeri Road, Waipapa Road, Landing Road, Kapiro Road, Purerua Road). When new developments are approved, insufficient account is taken of the total/cumulative impact of multiple developments on traffic. Other negative impacts on the community are not taken into account - such as such additional levels of noise, disruption and other changes that can affect people, amenity values and the character of the area.	Amend policies to address adverse effects of traffic on those in the neighbourhood and, where relevant, the wider community.
Carbon Neutral NZ Trust (S529)	S529.035	Transport	Policies	Oppose	Many new subdivisions in Kerikeri and the surrounding rural area have greatly increased the volume of traffic using the central shopping/service area and roads leading to/from the CBD (e.g. Kerikeri Road, Waipapa Road, Landing Road, Kapiro Road, Purerua Road). When new developments are approved, insufficient account is taken of the total/cumulative impact of multiple developments on traffic. Other negative impacts on the community are not taken into account - such as such additional levels of noise, disruption and other changes that can affect people, amenity values and the character of the area.	Amend policies to address adverse effects of traffic on those in the neighbourhood and, where relevant, the wider community.
KiwiRail Holdings Limited (S416)	S416.026	Transport	TRAN-P1	Support	KiwiRail supports policy recognition for the positive benefits provided by new transport networks/infrastructure.	Retain Policy TRAN-P1

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Northland Transportation Alliance (S184)	S184.002	Transport	TRAN-P2	Support in part	Road classification (listed as under most current National Transport Network Classification system - does this incorporate ONF as ONRC is phased out?	Amend clause c of Policy TRAN-P2 to include both ONF and ONRC as follows: c. recognises the different movement and place functions and the design requirements for each road classification under the most current National Transport Network classification, which may include both the One Network Framework (ONF) or One Network Road Classification (ONRC) system;
Northland Transportation Alliance (S184)	S184.003	Transport	TRAN-P2	Support in part	For safety reasons, amend clause a of Policy TRAN-P2 to recognise national Road To Zero policy	Amend clause a of Policy TRAN-P2 as follows: a. provides safe and efficient linkages and connections for all users using Safe System Principles .
Our Kerikeri Community Charitable Trust (S271)	S271.012	Transport	TRAN-P2	Support in part	Support acknowledgment of Twin Coast Trail and future cycling pathways, particularly where they contribute to connectivity. Seek inclusion of multi modal transport options to ensure social and economic wellbeing of our communities, and to respond to climate change.	Amend TRAN-P2 Establish and maintain a transport network that: a. provides safe efficient linkages and connections; b. avoids and mitigates adverse effects on historical, cultural and natural environment values to the extent practicable; c. recognises the different functions and design requirements for each road classification under the most current National Transport Network classification

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						<p>system; d. supports reductions of greenhouse gases from vehicle movements including through implementation or multi modal transport options; e. considers the likely current and future impacts of climate change when new sections of the network are proposed or existing sections upgraded; and f. provides for existing and future pedestrian and cycling pathways that are well connected, including the Pou Herenga Tai Twin Coast Cycle Trail.</p>
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.021	Transport	TRAN-P2	Support	<p>The submitter supports policy TRAN-P2 to maintain a transport network that provides safe efficient linkages and connections and provides for existing and future pedestrian and cycling pathways.</p>	<p>Retain policy TRAN-P2 as proposed.</p>
Our Kerikeri Community Charitable Trust (S338)	S338.014	Transport	TRAN-P2	Not Stated	<p>A large survey conducted by Our Kerikeri found that traffic is the single biggest issue for the Kerikeri community. Each new subdivision outside the urban area generates additional traffic. However, intensification of the urban area would allow many more people to live, work or go to school withing a walkable or cyclable distance from home. But this ideal can only be achieved if PDP requires new subdivisions and developments to provide connected walkways and cycleways that will contribute to future networks of walkways and cycleways.</p>	<p>Retain Policy TRAN-P2 (inferred)</p>

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Te Hiku Iwi Development Trust (S399)	S399.035	Transport	TRAN-P2	Not Stated	Policy TRAN-P2 is ambiguous - it is not possible to simultaneously avoid and mitigate adverse effects.	Amend point b. of Policy TRAN-P2 as follows: b. avoids significant and remedies and/or mitigates other adverse effects on historical, cultural and natural environment values to the extent practicable;
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.016	Transport	TRAN-P2	Support in part	Support acknowledgment of Twin Coast Trail and future transport networks (see sub#4), particularly where they contribute to connectivity. Inclusion of multi modal transport options to ensure social and economic wellbeing of our communities, and to respond to climate change	amend TRAN-P2 Establish and maintain a transport network that: a. provides safe efficient linkages and connections; b. avoids and mitigates adverse effects on historical, cultural and natural environment values to the extent practicable; c. recognises the different functions and design requirements for each road classification under the most current National Transport Network classification system; d. supports reductions of greenhouse gases from vehicle movements including through implementation or multi modal transport options ; e. considers the likely current and future impacts of climate change when new sections of the network are proposed or existing sections upgraded; and f. provides for existing and future pedestrian and cycling

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						pathways that are well connected , including the Pou Herenga Tai Twin Coast Cycle Trail.
Kapiro Conservation Trust (S446)	S446.013	Transport	TRAN-P2	Support in part	Support acknowledgment of Twin Coast Trail and future cycling pathways, particularly where they contribute to connectivity. Seek inclusion of multi modal transport options to ensure social and economic well being of our communities, and to respond to climate change. See suggested amended change to better reflect this.	Amend TRAN-P2 Establish and maintain a transport network that: a. provides safe efficient linkages and connections; b. avoids and mitigates adverse effects on historical, cultural and natural environment values to the extent practicable; c. recognises the different functions and design requirements for each road classification under the most current National Transport Network classification system; d. supports reductions of greenhouse gases from vehicle movements including through implementation or multi modal transport options ; e. considers the likely current and future impacts of climate change when new sections of the network are proposed or existing sections upgraded; and f. provides for existing and future pedestrian and cycling pathways that are well connected , including the Pou

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						Herenga Tai Twin Coast Cycle Trail.
Kapiro Conservation Trust (S449)	S449.015	Transport	TRAN-P2	Support	A large survey conducted by Our Kerikeri found that traffic is the single biggest issue for the Kerikeri community. Each new subdivision outside the urban area generates additional traffic. However, intensification of the urban area would allow many more people to live, work or go to school withing a walkable or cyclable distance from home. But this ideal can only be achieved if PDP requires new subdivisions and developments to provide connected walkways and cycleways that will contribute to future networks of walkways and cycleways.	Retain Policy TRAN-P2 (inferred)
Waiaua Bay Farm Limited (S463)	S463.019	Transport	TRAN-P2	Oppose	The requirement under sub-clause (b) to avoid and mitigate effects is unfeasible and does not reflect the requirement under TRAN-O2 to "minimise" effects.	Amend points b. and f. of Policy TRAN-P2 as follows: b. avoids and mitigates manages adverse effects on historical, cultural and natural environment values to the extent practicable; f. provides for existing and future pedestrian and cycling pathways, including the Pou Herenga Tai Twin Coast Cycle Trail where appropriate.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.036	Transport	TRAN-P2	Support	A large survey conducted by Our Kerikeri found that traffic is the single biggest issue for the Kerikeri community. Each new subdivision outside the urban area generates additional traffic. However, intensification of the urban area would allow many more people to live, work or go to school withing a walkable or cyclable distance from home. But this ideal can only be achieved if PDP requires new subdivisions and	Retain Policy TRAN-P2 (inferred)

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					developments to provide connected walkways and cycleways that will contribute to future networks of walkways and cycleways.	
<p>Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)</p>	S524.012	Transport	TRAN-P2	Support in part	<p>Support acknowledgment of Twin Coast Trail and future cycling pathways, particularly where they contribute to connectivity. Seek inclusion of multi modal transport options to ensure social and economic wellbeing of our communities, and to respond to climate change.</p>	<p>Amend TRAN-P2 Establish and maintain a transport network that:</p> <ul style="list-style-type: none"> a. provides safe efficient linkages and connections; b. avoids and mitigates adverse effects on historical, cultural and natural environment values to the extent practicable; c. recognises the different functions and design requirements for each road classification under the most current National Transport Network classification system; d. supports reductions of greenhouse gases from vehicle movements including through implementation or multi modal transport options; e. considers the likely current and future impacts of climate change when new sections of the network are proposed or existing sections upgraded; and f. provides for existing and future pedestrian and cycling pathways that are well connected, including the Pou Herenga Tai Twin Coast Cycle Trail.

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Carbon Neutral NZ Trust (S529)	S529.014	Transport	TRAN-P2	Support	A large survey conducted by Our Kerikeri found that traffic is the single biggest issue for the Kerikeri community. Each new subdivision outside the urban area generates additional traffic. However, intensification of the urban area would allow many more people to live, work or go to school withing a walkable or cyclable distance from home. But this ideal can only be achieved if PDP requires new subdivisions and developments to provide connected walkways and cycleways that will contribute to future networks of walkways and cycleways.	Retain Policy TRAN-P2 (inferred)
Carbon Neutral NZ Trust (S529)	S529.077	Transport	TRAN-P2	Support in part	Support acknowledgment of Twin Coast Trail and future cycling pathways, particularly where they contribute to connectivity. Seek inclusion of multi modal transport options to ensure social and economic wellbeing of our communities, and to respond to climate change.	Amend TRAN-P2 Establish and maintain a transport network that: a. provides safe efficient linkages and connections; b. avoids and mitigates adverse effects on historical, cultural and natural environment values to the extent practicable; c. recognises the different functions and design requirements for each road classification under the most current National Transport Network classification system; d. supports reductions of greenhouse gases from vehicle movements including through implementation or multi modal transport options; e. considers the likely current and future impacts of climate change when new sections of the network are proposed or existing sections upgraded; and f. provides for existing and

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						future pedestrian and cycling pathways that are well connected , including the Pou Herenga Tai Twin Coast Cycle Trail.
Northland Transportation Alliance (S184)	S184.004	Transport	TRAN-P3	Support in part	Amend policy TRAN-P3 to address connectivity and discourage the design and construction of "no exit" roads	Amend policy TRAN-P3 to discourage the design and construction of "no exit" roads, particularly in commercial and industrial areas (see WDC District Plan Policy TRA-P1, Item 5)
Borders Real Estate Northland (S211)	S211.002	Transport	TRAN-P3	Support in part	The submitter supports in part TRAN-P3 (implied) but contends that the policy should explicitly include the development of safe networks of walkways and cycleways (separated from motorised traffic) that will actively promote alternative modes of transport in urban areas and beyond.	Amend TRAN-P3 to explicitly include the development of safe networks of walkways and cycleways (separated from motorised traffic) that will actively promote alternative modes of transport in urban areas and beyond.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.022	Transport	TRAN-P3	Support	The submitter supports policy TRAN-P3 as it ensures the safe, efficient and well connected operation of the transport network through the management of the listed aspects.	Retain policy TRAN-P3 as proposed.
Our Kerikeri Community Charitable Trust (S338)	S338.015	Transport	TRAN-P3	Not Stated	A large survey conducted by Our Kerikeri found that traffic is the single biggest issue for the Kerikeri community. Each new subdivision outside the urban area generates additional traffic. However, intensification of the urban area would allow many more people to live, work or go to school withing a walkable or cyclable distance from home. But this ideal can only be achieved if PDP requires new subdivisions and developments to provide connected walkways and cycleways that will contribute to future networks of walkways and cycleways.	Retain Policy TRAN-P3 (inferred)

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KiwiRail Holdings Limited (S416)	S416.027	Transport	TRAN-P3	Support in part	Largely support the Policy but needs to be amended to provide for level crossing accessway setbacks and sightline controls. Sub clauses (f) and (g) are particularly supported.	Amend subsection a. of Policy TRAN-P3 as follows: the subdivision layout, location of buildings, structures and other potential visual obstructions that may impact on sightlines and the integrity of the road carriageway and railway lines
Kapiro Conservation Trust (S449)	S449.016	Transport	TRAN-P3	Support	A large survey conducted by Our KeriKeri found that traffic is the single biggest issue for the KeriKeri community. Each new subdivision outside the urban area generates additional traffic. However, intensification of the urban area would allow many more people to live, work or go to school withing a walkable or cyclable distance from home. But this ideal can only be achieved if PDP requires new subdivisions and developments to provide connected walkways and cycleways that will contribute to future networks of walkways and cycleways.	Retain Policy TRAN-P3 (inferred)
Fire and Emergency New Zealand (S512)	S512.015	Transport	TRAN-P3	Support in part	For Fire and Emergency to be able to respond to emergencies, it is important that the transportation network is designed, constructed and operated in a way that ensures a safe, efficient, effective, integrated, resilient and sustainable transport system.	amend TRAN -P3 b. the design of access (including emergency response access) and parking; c. vehicular access to and from sites, including emergency appliances; ...Note: For further guidance on providing for emergency response access please see Fire and Emergency New Zealand F5-02 GD Designers' Guide to Firefighting Operations: Emergency

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						Vehicle Access
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.037	Transport	TRAN-P3	Support	A large survey conducted by Our Kerikeri found that traffic is the single biggest issue for the Kerikeri community. Each new subdivision outside the urban area generates additional traffic. However, intensification of the urban area would allow many more people to live, work or go to school withing a walkable or cyclable distance from home. But this ideal can only be achieved if PDP requires new subdivisions and developments to provide connected walkways and cycleways that will contribute to future networks of walkways and cycleways.	Retain Policy TRAN-P3 (inferred)
Carbon Neutral NZ Trust (S529)	S529.015	Transport	TRAN-P3	Support	A large survey conducted by Our Kerikeri found that traffic is the single biggest issue for the Kerikeri community. Each new subdivision outside the urban area generates additional traffic. However, intensification of the urban area would allow many more people to live, work or go to school withing a walkable or cyclable distance from home. But this ideal can only be achieved if PDP requires new subdivisions and developments to provide connected walkways and cycleways that will contribute to future networks of walkways and cycleways.	Retain Policy TRAN-P3 (inferred)
Northland Transportation Alliance (S184)	S184.005	Transport	TRAN-P4	Support in part	Is it Council's intent to move towards the national policy statement on parking? If so, add new clause g	Amend Policy TRAN-P4 to include new clause as follows: g recognise NPS-UD car parking
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.023	Transport	TRAN-P4	Support	The submitter supports policy TRAN-P4 as it manages the design, location and supply of parking to achieve the safe, efficient and effective operation of the transport network and to support the operational and functional requirements of activities.	Retain policy TRAN-P4 as proposed.

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Z Energy Limited (S336)	S336.004	Transport	TRAN-P4	Support	Z Energy supports the strategic direction of the Proposed District Plan in the Energy, Infrastructure and Transport Chapters that seek resilience to the effects of climate change and supports reduction in greenhouse gas emissions. Z considers the use of electric vehicles (EVs) to be a key utilisation of new renewable technologies that will help achieve the Council's greenhouse gas reduction and climate change goals. Policy TRAN-P5 encourages new land uses to support, inter alia, the provision of charging stations for electric vehicles. Z Energy supports this policy subject to ensuring it also is applicable to existing land uses, for example, installation of an EV charging station at an existing service station.	Retain Policy TRAN-P4
Northland Transportation Alliance (S184)	S184.006	Transport	TRAN-P5	Support in part	Public transport not specifically mentioned in any of the rules. Consider incorporating within Policy TRAN-P5	Amend clause a of Policy TRAN-P5 to include public transport
Northland Transportation Alliance (S184)	S184.007	Transport	TRAN-P5	Support in part	Not specified	Amend clause b of Policy TRAN-P5 as follows: b. the provision of safe and secure parking facilities for bicycles and associated changing or showering facilities for staff provision of active transport end of trip facilities
Northland Transportation Alliance (S184)	S184.008	Transport	TRAN-P5	Support in part	TRAN-P5 (inferred) calls for "safe and secure" bike parking. Is design of bike parking included in the Engineering Standards? Suggest that safe and secure parking should also be covered.	Amend TRAN-P5 to include new clause e as follows: e. safe and secure parking.
Our Kerikeri Community Charitable Trust (S271)	S271.023	Transport	TRAN-P5	Support	The intent of the objective is supported, but amendments are suggested to make this policy more impactful.	Encourage new land uses and development to support an integrated and well connected and diverse multi

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						<p>modal transport network by:</p> <ul style="list-style-type: none"> a. Requiring consideration of promoting alternative transport modes at the time of land use and development; b. Ensuring that the construction of new transportation infrastructure aligns with relevant spatial or strategic document c. Encouraging the provision of safe and secure parking facilities for bicycles and associated changing or showering facilities for staff; d. Requiring allocation of parking facilities for motorcycles, mobility scooters, car share vehicles, pick up/drop off areas for ride share services and charging stations for electric vehicles; and e. supporting the establishment and operation of accommodation and tourism related activities in close proximity to the Pou Herenga Tai Twin Coast Cycle Trail, provided reverse sensitivity effects can be avoided.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.024	Transport	TRAN-P5	Support	The submitter supports policy TRAN-P5 as it encourages new land uses to support an integrated and diverse transport network by promoting and providing facilities for alternative transport modes.	Retain policy TRAN-P5 as proposed.
BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy Limited (S335)	S335.027	Transport	TRAN-P5	Support	Policy TRAN-P5 encourages new land uses to support, inter alia, the provision of charging stations for electric vehicles. The Fuel Companies support this policy subject to ensuring it also is applicable to existing land uses, for example, installation of an EV charging station at an existing service station.	Retain Policy TRAN-P5 as notified
Waka Kotahi NZ Transport Agency (S356)	S356.035	Transport	TRAN-P5	Support	not stated	Retain TRAN-P5 as notified
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.017	Transport	TRAN-P5	Support in part	PHTTCCT consider that the objectives and policies need to be stronger and more directive regarding the use of active and public transportation methods, which are beneficial in terms of social environmental outcomes (e.g., reduced greenhouse gas admissions). PHTTCCT acknowledge TRAN-P5 includes provision for alternative transport modes but weak language such as "encourage" and "promote" is used and there is no clear overall objective to directly require an increase in the provision of, and use of alternative transport modes. On this basis, PHTTCCT consider that current objectives and policies will ultimately result in the continuation of a car centric transportation network in the Far North. Greater direction is needed within this chapter to help increase the role that alternative modes of transport play in the future of the Far North.	Amend TRAN-P5 Encourage new land uses and development to support an integrated and well connected and diverse multi modal transport network by: a. Requiring consideration of promoting alternative transport modes at the time of land use and development; b. Ensuring that the construction of new transportation infrastructure aligns with relevant spatial or strategic document c. Encouraging the provision of safe and secure parking facilities for bicycles and

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						<p>associated changing or showering facilities for staff; d. Requiring allocation of parking facilities for motorcycles, car share vehicles, pick up/drop off areas for ride share services and charging stations for electric vehicles; and e. supporting the establishment and operation of accommodation and tourism related activities in close proximity to the Pou Hereanga Tai Twin Coast Cycle Trail, provided reverse sensitivity effects can be avoided.</p>
<p>Kapiro Conservation Trust (S446)</p>	<p>S446.014</p>	<p>Transport</p>	<p>TRAN-P5</p>	<p>Support in part</p>	<p>The intent of the objective is supported, but amendments are suggested to make this policy more impactful.</p>	<p>Amend TRAN-P5 as follows Encourage new land uses and development to support an integrated and well connected and diverse multi modal transport network by: a. Requiring consideration of promoting alternative transport modes at the time of land use and development; b. Ensuring that the construction of new transportation infrastructure aligns with relevant spatial or</p>

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						<p>strategic document</p> <p>c. Encouraging the provision of safe and secure parking facilities for bicycles and associated changing or showering facilities for staff;</p> <p>d. Requiring allocation of parking facilities for motorcycles, car share vehicles, pick up/drop off areas for ride share services and charging stations for electric vehicles; and</p> <p>e. supporting the establishment and operation of accommodation and tourism related activities in close proximity to the Pou Herenga Tai Twin Coast Cycle Trail, provided reverse sensitivity effects can be avoided.</p>
<p>Waiaua Bay Farm Limited (S463)</p>	<p>S463.020</p>	<p>Transport</p>	<p>TRAN-P5</p>	<p>Support in part</p>	<p>WBF supports the use of the term "Encourage" in this policy.</p> <p>It would be inappropriate to "Require" the stated approach because in the Special Purpose Zones it may not be appropriate or possible to support a "diverse transport network" or "alternative transport notes".</p> <p>WBF suggests amending the policy to include a sub-clause (e) that reflects this context.</p> <p>Alternatively, the policy could be amended to confine its scope to certain zones, excluding the Special Purpose Zones.</p>	<p>Insert new point e. into Policy TRAN-P5 as follows:e. Recognising that in Special Purpose Zones, a bespoke response to transport network design may be appropriate.</p>

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Ngā Tai Ora - Public Health Northland (S516)	S516.035	Transport	TRAN-P5	Not Stated	<p>Ngā Tai Ora consider that the objectives and policies need to be stronger and more directive regarding the use of active and public transportation methods, which are beneficial to not just public health outcomes, but general environmental outcomes (e.g., reduced greenhouse gas admissions).</p> <p>Ngā Tai Ora acknowledge TRAN-P5 includes provision for alternative transport modes but weak language such as "encourage" and "promote" is used and there is no clear overall objective to directly require an increase in the provision of, and use of alternative transport modes. On this basis, Ngā Tai Ora consider that current objectives and policies will ultimately result in the continuation of a car centric transportation network in the Far North. Greater direction is needed within this chapter to help increase the role that alternative modes of transport play in the future of the Far North.</p>	<p>Amend Policy TRAN-P5 as follows: Ensure subdivision and development achieve Encourage new land uses to support an integrated and diverse transport network by:</p> <ol style="list-style-type: none"> 1. promoting alternative transport modes providing multi-modal forms of transport that provides for the needs of all users, as appropriate for the surrounding environment and the function of the road within the transport network hierarchy; <p>....</p>
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.023	Transport	TRAN-P5	Support	<p>The intent of the objective is supported, but amendments are suggested to make this policy more impactful.</p>	<p>Encourage new land uses and development to support an integrated and well connected and diverse multi modal transport network by:</p> <ol style="list-style-type: none"> a. Requiring consideration of promoting alternative transport modes at the time of land use and development; b. Ensuring that the construction of new

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						<p>transportation infrastructure aligns with relevant spatial or strategic document</p> <p>c. Encouraging the provision of safe and secure parking facilities for bicycles and associated changing or showering facilities for staff;</p> <p>d. Requiring allocation of parking facilities for motorcycles, mobility scooters, car share vehicles, pick up/drop off areas for ride share services and charging stations for electric vehicles; and</p> <p>e. supporting the establishment and operation of accommodation and tourism related activities in close proximity to the Pou Herenga Tai Twin Coast Cycle Trail, provided reverse sensitivity effects can be avoided.</p>
<p>Carbon Neutral NZ Trust (S529)</p>	<p>S529.088</p>	<p>Transport</p>	<p>TRAN-P5</p>	<p>Support</p>	<p>The intent of the objective is supported, but amendments are suggested to make this policy more impactful.</p>	<p>Amend Poloicy TRAN-P5 as follows: Encourage new land uses and development to support an integrated and well connected and diverse multi modal transport network by:</p>

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						<p>a. Requiring consideration of promoting alternative transport modes at the time of land use and development;</p> <p>b. Ensuring that the construction of new transportation infrastructure aligns with relevant spatial or strategic document</p> <p>c. Encouraging the provision of safe and secure parking facilities for bicycles and associated changing or showering facilities for staff;</p> <p>d. Requiring allocation of parking facilities for motorcycles, mobility scooters, car share vehicles, pick up/drop off areas for ride share services and charging stations for electric vehicles; and</p> <p>e. supporting the establishment and operation of accommodation and tourism related activities in close proximity to the Pou Herenga Tai Twin Coast Cycle Trail, provided reverse sensitivity effects can be avoided.</p>

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Kāinga Ora Homes and Communities (S561)	S561.023	Transport	TRAN-P5	Support	Integration of land use and transport networks is essential to enable connected, efficient and affordable urban growth and development.	Retain TRAN-P5 as notified.
Waka Kotahi NZ Transport Agency (S356)	S356.037	Transport	TRAN-P6	Neutral	Consideration could be had to incentivise more electric charging stations to be provided, i.e a reduction in parking spaces if a % of electric charging stations were provided. See comments on TRAN-R4 below.	Amend for consideration of a reduction in parking if a % of electric charging stations are provided.
Te Whatu Ora - Health New Zealand, Te Tai Tokerau (S42)	S42.014	Transport	TRAN-P7	Oppose	The proposed car parking standard is too generous as the size of facilities increase to meet Australasian Health Facility Guidelines which are much larger than existing facilities.	Amend policy TRAN-P7 so that development within the Hospital Zone is not required to undertake Integrated Transport Assessments.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.025	Transport	TRAN-P7	Support	The submitter supports policy TRAN-P7 as it promotes the safe and efficient operation of the transport network and accept the requirement to provide an ITA when trip generation is exceeded.	Retain policy TRAN-P7 as proposed.
Waka Kotahi NZ Transport Agency (S356)	S356.036	Transport	TRAN-P7	Support	not stated	Retain TRAN-P7 as notified
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.026	Transport	TRAN-P8	Support	The submitter supports policy TRAN-P8 as it promotes the safe and efficient operation of the transport network.	Retain policy TRAN-P8 as proposed.
Good Journey Limited (S82)	S82.015	Transport	Rules	Oppose	The rules are opposed to the extent that car parking minimums are still specified in the Mixed Use zone. Should existing operations wish to more intensively develop their sites in the Mixed Use zone by increasing the amount of "gross business area" and / or the provision of residential accommodation then additional carparks are required. Additional controls such as bicycle parks and end of trip facilities are also required. Intensification and development of Mixed Use areas should be encouraged by the removal of	Delete car park minimums in the Mixed Use Zone and other relief that will satisfy the concerns of the submitter.

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					minimum car parking standards in recognition of the benefits that Mixed Use zones can bring in terms of both land use outcomes and travel patterns.	
Reuben Wright (S178)	S178.008	Transport	Rules	Support in part	None of the Rules in the Chapter include any direct reference to requirements for subdivision. It is therefore not clear which (if any) rules require consideration as part of any subdivision application. A separate section for Transport rules that require consideration as part of any subdivision consent may be required and suitable cross referencing between the Transport and Subdivision Chapters included.	[Amend Transport Rules to include a separate section for Transport rules that require consideration as part of any subdivision consent may be required and suitable cross referencing between the Transport and Subdivision Chapters included.]
Haigh Workman Limited (S215)	S215.016	Transport	Rules	Not Stated	The District Plan should also specify which roads must be sealed. The Engineering Standards imply that all urban roads should be sealed but some rural roads (ES Table 3-4) may be unsealed. The process for determining which public roads may be unsealed is unclear. Engineering Standards Table 3-4 and Clause 3.2.12.2.3 imply that FNDC's asset engineers will determine which roads may be unsealed by classifying the road under the One Network Road Band Number road classification system. Greater certainty should be given by including standards in the District Plan.	Insert rules on when public roads should be sealed, such as: All urban roads and Rural roads off an existing sealed public road; other Rural roads may be unsealed.
Our Kerikeri Community Charitable Trust (S271)	S271.018	Transport	Rules	Not Stated	An information requirement be included that details what information must be included in an integrated transport assessment. Being specific in the information required, can help direct the outcomes sought by the objectives and policies in this chapter and targeted to larger development.	Insert information that specifies matters that must be addressed, including the following: <ul style="list-style-type: none"> • Indication as to how connection will be made with any future transportation networks identified in any spatial/strategic planning documents/how the proposal is consistent with such documents including the Transport Strategy

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						<ul style="list-style-type: none"> • Assessment of the suitability and connectivity of the development including for pedestrians and cyclists, and how the development will be encourage walking and cycling • Evaluation of the effects of the development on surrounding transport networks including any pedestrian/vehicle/cyclist conflicts likely to occur.
Our Kerikeri Community Charitable Trust (S338)	S338.034	Transport	Rules	Not Stated	Many new subdivisions in Kerikeri and the surrounding rural area have greatly increased the volume of traffic using the central shopping/service area and roads leading to/from the CBD (e.g. Kerikeri Road, Waipapa Road, Landing Road, Kapiro Road, Purerua Road). When new developments are approved, insufficient account is taken of the total/cumulative impact of multiple developments on traffic. Other negative impacts on the community are not taken into account - such as such additional levels of noise, disruption and other changes that can affect people, amenity values and the character of the area.	Amend rules to address adverse effects of traffic on those in the neighbourhood and, where relevant, the wider community.
Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd (S344)	S344.009	Transport	Rules	Not Stated	The Council's Environmental Engineering Standards are referenced throughout the transport chapter setting minimum standards for the establishment of roads. PPHCTL are concerned that this is inconsistent application of engineering standards. Furthermore, the referenced Environmental Engineering Standards do not ensure sustainable, safe and efficient provision of roading infrastructure.	Amend to refine the relationship of the District Plan to the Environmental Engineering Standards to: Ensure the District Plan requires the delivery of infrastructure in a manner that achieves sustainable, safe and efficient provision of infrastructure. Ensure referencing of the Environmental Engineering Standards in the District Plan is

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						appropriate and results in clear and measurable rules. Cross-referencing to Environmental Engineering Standards is consistent across all chapters.
Carrington Estate Jade LP and Carrington Farms Jade LP (S351)	S351.008	Transport	Rules	Not Stated	The submitter identifies that the operative district plan rule 18.6.6.1.7 Access, Parking and Loading within the Carrington Estate Zone has not been replicated in the transport rules in the proposed district plan and submits that it should be included within the Carrington Estate zone or an exemption within the transportation chapter.	Amend the transportation rules to include reference to the Carrington Estate Development Plan and Schedule as per operative district plan rule 18.6.6.1.7 Access, Parking and Loading.
Foodstuffs North Island Limited (S363)	S363.011	Transport	Rules	Not Stated	The submitter considers that in the Transport chapter there is inconsistent application of the Far North District Council Engineering Standards and that the referenced Engineering Standards do not ensure sustainable, safe and efficient provision of roading infrastructure.	Amend the Transport Chapter to ensure that the relationship of the District Plan to the Environmental Engineering Standards achieves the following: a. Ensures the District Plan requires the delivery of infrastructure in a manner that achieves sustainable, safe and efficient provision of infrastructure. b. Ensures referencing of the Environmental Engineering Standards in the District Plan is appropriate and results in clear and measurable rules. c. Ensures cross-referencing to Environmental Engineering Standards is consistent across all chapters.
KiwiRail Holdings Limited (S416)	S416.028	Transport	Rules	Support in part	KiwiRail supports provisions that retain visibility of trains at level crossings for road user safety. KiwiRail seeks that accessways are required to be located where there is no conflict with the safety and efficiency of the adjoining road and	Insert new rules for permitted and restricted discretionary activities as follows: All zones Activity status: PermittedAll new

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					<p>wider transport network. The location of vehicle crossings in relation to level crossings is a matter KiwiRail seek to manage, particularly as this can help to address stacking issues and conflict between vehicles waiting to enter/exit a property and those waiting to cross a level crossing in the event a train passes. Driver frustration can result in unsafe driving practices at crossings and the standard reduces this risk. It is noted that some district plans locate setbacks from level crossings and level crossing sightline restriction, in the infrastructure section. In this case standards relating to accessway location and sightlines for level crossings are proposed to be added to the 'Transport' section as this is where most transport safety diagrams are located and there is some logic to having the rail related safety controls located here also. If more appropriate, KiwiRail would accept the standard located in the infrastructure section with a cross reference to 'Transport'.</p>	<p>vehicle access points, on roads that cross a railway crossing shall be located a minimum of 30m from a railway level crossing. The 30m shall be measured from the edge of the closest rail track to the edge of seal on the proposed vehicle access pointActivity status where compliance not achieved: Restricted discretionary All zonesActivity status: Restricted discretionaryMatters of discretion are restricted to: 1.The extent to which the safety and efficiency of railway and road operations will be adversely affected. 2.The outcome of any consultation with KiwiRail. 3.Any characteristics of the proposed use that will make compliance unnecessary. Notification: Application for resource consent under this rule will be decided without public notification. KiwiRail is likely to be the only affected person determined in accordance with section 95B of the</p>

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						Resource Management Act 1991.
John Andrew Riddell (S431)	S431.153	Transport	Rules	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend all objectives, policies, rules and standards relating to providing for vehicles and roading to place much more emphasis on providing for cycling and for walking
Kapiro Conservation Trust (S449)	S449.037	Transport	Rules	Oppose	Many new subdivisions in Kerikeri and the surrounding rural area have greatly increased the volume of traffic using the central shopping/service area and roads leading to/from the CBD (e.g. Kerikeri Road, Waipapa Road, Landing Road, Kapiro Road, Purerua Road). When new developments are approved, insufficient account is taken of the total/cumulative impact of multiple developments on traffic. Other negative impacts on the community are not taken into account - such as such additional levels of noise, disruption and other changes that can affect people, amenity values and the character of the area.	Amend rules to address adverse effects of traffic on those in the neighbourhood and, where relevant, the wider community.
Top Energy Limited (S483)	S483.105	Transport	Rules	Not Stated	The Transport Chapter is not of significant interest to Top Energy. However, it is important that recognition is made for the appropriate provision of infrastructure (e.g., electricity and telecommunications) in the transport network, in particular the roading corridor, as often this infrastructure is located within it. Rather than making detailed submissions on the chapter, Top Energy seek that this is adequately addressed across the objectives, policies and rules in this chapter	Amend the transport provisions to provide for objectives, policies and rules that enable the operation, maintenance, repair and upgrading the appropriate provision of infrastructure within the transport network, in particular the roading corridor.
Top Energy Limited (S483)	S483.108	Transport	Rules	Not Stated	Include a new rule providing for the operation, maintenance, repair and upgrading of electricity and telecommunications infrastructure as a permitted activity	Insert a new rule in the Transport Chapter making the operation, maintenance, repair and upgrading of electricity and

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						telecommunications infrastructure a permitted activity.
Ngā Tai Ora - Public Health Northland (S516)	S516.038	Transport	Rules	Not Stated	<p>Ngā Tai Ora note that the PDP is silent on the issue of the health impacts of unsealed rural roads. There are significant concerns regarding the effects that dust generated from unsealed rural roads can have on adjacent sensitive activities (e.g., residential units) that are not appropriately setback from the road. Effects include the adverse health effects such as respiratory illness (e.g., asthma) that dust generation can have for on-site water supply (e.g., rainwater harvesting).</p> <p>Ngā Tai Ora have strongly advocated to other Councils in Te Tai Tokerau regarding this, and recommend that FNDC should consider including mandatory setbacks for sensitive activities from unsealed rural roads, or other methods that are not cost prohibitive for property owners but can address the significant adverse health effects associated with this issue. Ngā Tai Ora would welcome meeting with FNDC staff to discuss how this matter can be sufficiently addressed in the eventual PDP.</p>	<p>Insert the following objectives, policies and rules into either the Transport Chapter or relevant zone chapters:Objective: Manage the risk from unsealed roads to public health.Policy: To ensure sensitive activities are appropriately setback from unsealed roads to reduce the adverse effects to public health from the exposure to dust.RuleXXX Sensitive Activity:Activity Status: PermittedWhere:PER-1 The sensitive activity is setback at least 20m from any unsealed road.Activity status where compliance is not achieved: Discretionary</p>
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.044	Transport	Rules	Oppose	<p>Many new subdivisions in Kerikeri and the surrounding rural area have greatly increased the volume of traffic using the central shopping/service area and roads leading to/from the CBD (e.g. Kerikeri Road, Waipapa Road, Landing Road, Kapiro Road, Purerua Road). When new developments are approved, insufficient account is taken of the total/cumulative impact of multiple developments on traffic. Other negative impacts on the community are not taken into account - such as such additional levels of noise, disruption and</p>	Amend rules to address adverse effects of traffic on those in the neighbourhood and, where relevant, the wider community.

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					other changes that can affect people, amenity values and the character of the area.	
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.018	Transport	Rules	Not Stated	An information requirement be included that details what information must be included in an integrated transport assessment. Being specific in the information required, can help direct the outcomes sought by the objectives and policies in this chapter and targeted to larger development.	<p>Insert information that specifies matters that must be addressed, including the following:</p> <ul style="list-style-type: none"> • Indication as to how connection will be made with any future transportation networks identified in any spatial/strategic planning documents/how the proposal is consistent with such documents including the Transport Strategy • Assessment of the suitability and connectivity of the development including for pedestrians and cyclists, and how the development will be encourage walking and cycling • Evaluation of the effects of the development on surrounding transport networks including any pedestrian/vehicle/cyclist conflicts likely to occur.
Carbon Neutral NZ Trust (S529)	S529.036	Transport	Rules	Oppose	Many new subdivisions in Kerikeri and the surrounding rural area have greatly increased the volume of traffic using the central shopping/service area and roads leading to/from the CBD (e.g. Kerikeri Road, Waipapa Road, Landing Road, Kapiro Road, Purerua Road). When new developments are approved, insufficient account is taken of the total/cumulative impact of multiple developments	Amend rules to address adverse effects of traffic on those in the neighbourhood and, where relevant, the wider community.

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					on traffic. Other negative impacts on the community are not taken into account - such as such additional levels of noise, disruption and other changes that can affect people, amenity values and the character of the area	
Carbon Neutral NZ Trust (S529)	S529.083	Transport	Rules	Not Stated	An information requirement be included that details what information must be included in an integrated transport assessment. Being specific in the information required, can help direct the outcomes sought by the objectives and policies in this chapter and targeted to larger development.	<p>Insert information that specifies matters that must be addressed, including the following:</p> <ul style="list-style-type: none"> • Indication as to how connection will be made with any future transportation networks identified in any spatial/strategic planning documents/how the proposal is consistent with such documents including the Transport Strategy • Assessment of the suitability and connectivity of the development including for pedestrians and cyclists, and how the development will be encourage walking and cycling • Evaluation of the effects of the development on surrounding transport networks including any pedestrian/vehicle/cyclist conflicts likely to occur.
Te Kawariki me Te Wānanga o Te Rangi Aniwaniwa (S573)	S573.002	Transport	Rules	Not Stated	All Iwi involved with Te Kahu o Taonui criticise the FNDC for breaching the statutory consultation obligations under Schedule 1, clause 3(d) of the RMA by not properly consulting over its development of the annual plan.	Amend the rules in the transport chapter to make provision for all marae as public event centres to have 500m tar seal either side of the marae (inferred).

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					<p>That the Maori Ward councillors work alongside Iwi, Hapu and Ropu Maori within FNDC boundaries to develop a Mana Whakahono a Rohe Agreement that strengthens the rangatiratanga and influence of Twi and HapO in local government and the management of te taiao as outlined in section 33 of Resource Management Act .</p> <p>That Iwi/ HapO plans sit parallel alongside FNDC Annual plans in 2023 onwards.</p> <p>That the task of FNDC is to stop the alienation of remaining Maori lands , abandoned Maori lands.</p> <p>That all SNAs be removed from the FNDC annual plan.</p> <p>That the Maori Ward Councillors broker, link and network with many agencies to bring about necessary improvement works for Iwi (as listed p41) , hapu and Maori Social Service agencies.</p> <p>That the Maori Ward Councillors consult with Iwi, Hapu and Ropu Maori within FNDC to confirm 4 takiwa for Maori ward councillors to manaaki/ mahi tahi in dealings with the FNDC.</p> <p>That the Maori Ward Councillors engage with Maori in four designated takiwa in a 8 months trial period, before final consultation Matariki 2023.</p> <p>That 200 homes be built in the next 3 years for struggling whanau .</p> <p>That all marae as public event centres have 500m tar seal either side of the marae .</p> <p>That Councillors seek funding to train tertiary students to develop resource consents for the FNDC.</p> <p>That Maori and local contractors be given opportunities to submit tenders for Council projects.</p>	
Northland Transportation Alliance (S184)	S184.010	Transport	Notes	Support in part	<p>General question on the following statement "Roads to be in compliance with April 2022 Engineering Standards". Have these been adopted yet or will they be adopted along with the District Plan? Consider revising language to be "most recently adopted Engineering</p>	<p>Amend note 2 as follows: 2. Design and construction standards for access, new roads, footpaths, and car parking will be in accordance with Far North District Council the most</p>

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					Standards" to avoid minor updates to the DP if the standards change or are updated.	recently adopted Engineering Standards April 2022
Haigh Workman Limited (S215)	S215.009	Transport	Notes	Support in part	Arterial roads are defined in the One Network Road Classification System. TRAN-Table 10 describes the classes of road, however, the Plan does make it clear how the One Network Road Classification system can be accessed to determine if a road is Arterial or not. A note in the introduction to the rules would clarify this issue.	Insert a Note in the introduction to the rules on the One Network Road Classification system (or any similar system adopted by NZTA), referring to TRAN-Table 10 and detailing how the system can be accessed.
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.022	Transport	Notes	Not Stated	PHTTCCT seek that an information requirement be included that details what information must be included in an integrated transport assessment. Being specific in the information required, can help direct the outcomes sought by the objectives and policies in this chapter and targeted to larger development. Without this direction, there is a high risk that very high-level documents, and potentially of limited use, will be provided resulting in the same marginal outcomes when it comes to transport network design at the time of development. TRAN - S4 could then be amended to require an ITA prepared in accordance with the information requirement.	amend to Include information that specifies matters that must be addressed, including the following: <ul style="list-style-type: none"> - Indication as to how connection will be made with any future transportation networks identified in any spatial/strategic planning documents/how the proposal is consistent with such documents including the Transport Strategy - Assessment of the suitability and connectivity of the development including for pedestrians and cyclists, and how the development will encourage walking and cycling - Evaluation of the effects of the development on surrounding transport networks including any pedestrian/vehicle/cyclist conflicts likely to occur.
Kapiro Conservation Trust (S446)	S446.017	Transport	Notes	Not Stated	Seek that an information requirement be included that details what information must be included in an integrated transport assessment. Being specific in the information required, can help direct the outcomes sought by the objectives and policies in this chapter and targeted to larger development. Without this direction, there is a high risk that very high-level documents, and potentially of limited use, will be provided resulting in the same marginal outcomes when it comes to transport network	Insert information that specifies matters that must be addressed, including the following: <ul style="list-style-type: none"> - Indication as to how connection will be made with any future transportation networks identified in any spatial/strategic planning documents/how the proposal is consistent with such documents including the Transport Strategy - Assessment of the suitability and

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					design at the time of development. TRAN - S4 could then be amended to require a ITA prepared in accordance with the information requirement.	connectivity of the development including for pedestrians and cyclists, and how the development will be encourage walking and cycling - Evaluation of the effects of the development on surrounding transport networks including any pedestrian/vehicle/cyclist conflicts likely to occur.
Puketona Business Park Limited (S45)	S45.007	Transport	TRAN-R1	Not Stated	Despite the Far North District not falling within Tier 1, 2 or 3 local authority status relative to the National Policy Statement on Urban Development 2020, the PDP should consider removing car parking minima for non-residential activities. Instead, activities should demonstrate that they can accommodate sufficient parking to meet demand without detriment to the network or surrounding amenity and that where parking is provided, sufficient accessible parking is provided in accordance with the relevant New Zealand Standard.	Delete car parking minima for non-residential activities. Alternatively, amend the car parking ratio for industrial activities - reducing it substantially from the existing ODP and rolled over PDP ratio of 1 per 100m ² GBA. Conversely, PBPL suggests that industrial activities comprising approximately 2,500 m ² in area would require approximately 10 staff car parks and 2 visitor parks, whereas the ratio in the PDP as notified applied to that same scale industrial activity would require at least 25 car parks to comply.
Puketona Business Park Limited (S45)	S45.009	Transport	TRAN-R1	Not Stated	There are some existing discrepancies in the Transport chapter of the PDP as notified whereby stacked parking spaces provided for anything other than a residential use require discretionary activity consent. It is considered this is likely to be inadvertent drafting and that stacked spaces should be enabled as a permitted activity for industrial activity, particularly where they are designated for staff use.	Amend PER-2 of Rule TRAN-R1 to extend to industrial activities.

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Puketona Business Park Limited (S45)	S45.012	Transport	TRAN-R1	Support	PBPL supports the requirement for a restricted discretionary activity where transport standards are infringed.	Retain the restricted discretionary activity status where transport standards are infringed.
Haigh Workman Limited (S215)	S215.001	Transport	TRAN-R1	Support		Retain TRAN-R1
Waiaua Bay Farm Limited (S463)	S463.021	Transport	TRAN-R1	Oppose	The requirement for minimum onsite parking provision (excepting accessible spaces) is contrary to subpart 8 (Car Parking) of the National Policy Statement for Urban Development 2020 (May 2022). Clause 3.38(1) of that NPS states: "If the district plan of a tier 1, 2, or 3 territorial authority contains objectives, policies, rules, or assessment criteria that have the effect of requiring a minimum number of car parks to be provided for a particular development, land use, or activity, the territorial authority must change its district plan to remove that effect, other than in respect of accessible car parks."	Delete Rule TRAN-R1
Northland Planning and Development 2020 Limited (S502)	S502.093	Transport	TRAN-R1	Support in part	Clarification is sought on how parking is assessed for activities that are not listed within the rule or table. Where an activity does not fit in any one particular category do we utilize the closest activity or does a person need to engage a traffic engineer to determine the number of carparking spaces. Can clarity please be provided on this in the form of a note.	Amend TRAN-R1 to clarify how parking is assessed for activities that are not listed within the rule or table.
Waitangi Limited (S503)	S503.039	Transport	TRAN-R1	Not Stated	Clarification is sought on how parking is assessed for activities that are not listed within the rule or table. It is noted that in the Operative District Plan there was a category called places of entertainment which captured activities such as museums which is no longer required. Where an activity does not fit in any one particular category do we utilize the closest activity or does a person need to engage a traffic engineer to determine the number of carparking	Amend Rule TRAN-R1 to clarify how parking is assessed where an activity does not fit in any one particular category.

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					spaces. Can clarity please be provided on this in the form of a note.	
Puketona Business Park Limited (S45)	S45.010	Transport	TRAN-R2	Not Stated	There are some existing discrepancies in the Transport chapter of the PDP as notified. Rule TRAN-R2 inadvertently requires discretionary activity consent for a vehicle crossing off a State Highway (as it does not meet PER-3 of that rule), whilst Rule TRAN-R9 expressly allows for new or altered vehicle crossings off a State Highway as a restricted discretionary activity.	Amend to ensure that PER-3 of Rule TRAN-R2 and Rule TRAN-R9 are consistent.
Lynley Newport (S107)	S107.001	Transport	TRAN-R2	Oppose	The submitter opposes rule TRAN-R2 PER-2 as non-compliance with the rule automatically defaults to a discretionary activity if the crossing does not comply with the NZ Fire Fighting Water Supplies Code of Practice. The submitter considers that where the crossing is being specifically assessed against a code of practice overseen by a third party Council should consider an alternative default activity status for non-compliance if the approval of Fire and Emergency NZ	Amend TRAN-R2 PER-2 activity status column to read as follows: Activity status where compliance not achieved with PER-2 where the approval of Fire and Emergency NZ has been obtained: Restricted Discretionary.
Lynley Newport (S107)	S107.002	Transport	TRAN-R2	Oppose	The submitter opposes TRAN-R2 PER 3 as any new crossing off a state highway or road classified as an arterial road or higher classification is a discretionary activity. This is inconsistent with TRAN-R9 which provides for new or altered vehicle crossings accessed from a state highway or limited access road as a restricted discretionary activity where it complies with TRAN-S2.	Amend TRAN-R2 PER 3, activity status column, where the new or altered vehicle crossing complies with TRAN-S2, to default to restricted discretionary activity status.
Reuben Wright (S178)	S178.009	Transport	TRAN-R2	Support in part	Rule TRAN-R2 Per-2 refers to compliance with SNZ PAS 4509:2008 New Zealand Fire Fighting Water Supplies Code of Practice. It is noted that the Code of Practice is referenced in other Chapters of the Plan (see Natural Hazards). It is not considered appropriate to refer to compliance with the Code of Practice in any rule - it should be a reference document. If the intention is to require a fire fighting water supply and vehicular access requirements then that should be specifically stated in terms of (say) a	Amend to remove reference for compliance SNZ PAS NZ PAS 4509:2008 New Zealand Fire Fighting Water Supplies Code of Practice.

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					minimum volume per dwelling and minimum access requirement as a rule/s.	
Northland Transportation Alliance (S184)	S184.011	Transport	TRAN-R2	Support in part	Include ONF street categories for limited crossings - ex. Interregional connectors, or transit corridor	Amend PER-3 of Rule TRAN-R2 to include ONF street categories for limited crossings
Northland Transportation Alliance (S184)	S184.012	Transport	TRAN-R2	Support in part	Consider addition to Rule TRAN-R2 or TRAN-Table 9 requirements for sealing of private accessways. Suggest the following requirements: permanent all-weather surface in the following instances: Residential Zone Rural and Rural Production sites with an area of less than 2,000m ² Any accessway serving more than 5 residential units Where the gradient exceeds 12.5% (to confirm this gradient, check against new Engineering Standards)	Amend Rule TRAN-R2 to insert new PER-7 as follows: PER-7Permanent all-weather surfaces are provided in the following instances: Residential Zone Rural and Rural Production sites with an area of less than 2,000m² Any accessway serving more than 5 residential units Where the gradient exceeds 12.5% (to confirm this gradient, check against new Engineering Standards)
Haigh Workman Limited (S215)	S215.007	Transport	TRAN-R2	Support	We support TRAN-R2 / PER-1 specifying that a private accessway may only serve a maximum of 8 household equivalents.	Retain rule TRAN-R2
Haigh Workman Limited (S215)	S215.010	Transport	TRAN-R2	Support in part	As stated in Note 3 of the introduction to the rules, State Highways and vehicle crossings on State Highways are controlled by NZTA. FNDC has no jurisdiction in this matter and it is inappropriate to require a resource consent as well as NZTA approval for access on to a highway.	Delete reference to State Highways in Rule TRAN-R2 /PER 3.
Haigh Workman Limited (S215)	S215.011	Transport	TRAN-R2	Support in part	Many new vehicle crossings will fail to meet the minimum sight distances in TRAN-Table 8 and will require resource consent. Under Council's vehicle crossing bylaw, all new vehicle crossings	Insert to Rule TRAN-R2 PER-6 'or a vehicle crossing permit has been obtained under Council's

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					also require a permit. We suggest that where a vehicle crossing permit has been obtained, a resource consent is not required.	Vehicle Crossing Bylaw'.
Our Kerikeri Community Charitable Trust (S271)	S271.013	Transport	TRAN-R2	Support in part	The connection/trigger for vesting or requirement to form to public road standard is not clear in TRAN - R2, noting that there is no link in this rule to TRAN-S4, and that TRAN-R8 only applies where within unformed paper roads, and SUB-R4 where the proposal is associated with subdivision.	Amend TRAN-R2 to clarify that where TRAN-PER 1 cannot be complied, a public road that complies with TRAN-S4 is required to be vested in Council, or Discretionary resource consent required.
Traverse Ltd (S328)	S328.009	Transport	TRAN-R2	Not Stated	PER-3 of Rule TRAN-R2 requires a discretionary activity resource consent for vehicle crossings to a State Highway or a road classified arterial or higher. It is unclear why a resource consent is required in addition to the standard Waka Kotahi and FNDC crossing permit procedures. This is a duplication of processes and is considered inefficient and effective in the context of Section 32 of the RMA.	Delete PER-3 of Rule TRAN-R2
Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd (S344)	S344.008	Transport	TRAN-R2	Not Stated	Discretionary activity status to establish a vehicle crossing off the State Highway can be appropriately managed through a restricted discretionary activity status, with targeted matters of discretion, as opposed to a blanket discretionary status.	Amend PER-3 to ensure that existing access from State Highways can be upgraded as a permitted activity.
Waka Kotahi NZ Transport Agency (S356)	S356.038	Transport	TRAN-R2	Support	not stated	Retain TRAN-R2 as notified
Foodstuffs North Island Limited (S363)	S363.009	Transport	TRAN-R2	Not Stated	The submitter considers that rule TRAN-R2 Vehicle crossings and access, including private accessways, PER-3 is inappropriate as it would require a discretionary consent for the upgrade of an existing vehicle crossing and accessway, with access to State Highways.	Amend rule TRAN-R2 Vehicle crossings and access, including private accessways, PER-3 to ensure that existing access from state highways can be upgraded as a permitted activity.

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Bunnings Limited (S371)	S371.008	Transport	TRAN-R2	Support in part	<p>Of particular relevance to Bunnings is the discretionary activity trigger for any alterations to an existing vehicle crossing onto State Highway. Bunnings Warehouse Waipapa has an approved access onto State Highway 10</p> <p>This rule would mean that any upgrades to this vehicle crossing would require discretionary consent which is considered overly onerous particularly when considering that all works within the State Highway Corridor require the approval of Waka Kotahi as the requiring authority of the designation pursuant to s176/s178 of the RMA</p> <p>This provides an adequate process to ensure that upgrades to existing approved (by Waka Kotahi) vehicle crossings and access do not result in any adverse effects on the Waka Kotahi transportation network</p>	Amend PER-3 of Rule TRAN-R2 as follows: Where ¶the vehicle crossing is a new vehicle crossing it , is not off a State Highway, or off a road classified arterial or higher under the One Network Road Classification
McDonalds Restaurants NZ Limited (S385)	S385.007	Transport	TRAN-R2	Support in part	<p>The discretionary activity trigger for any alterations to an existing vehicle crossing onto State Highway is considered overly onerous. McDonald's Kaitaia abuts State Highway 1 and seeks to ensure flexibility for any future additions and/or alterations.</p> <p>This rule would mean that any upgrades to this vehicle crossing would require discretionary consent which is considered overly onerous particularly when considering that all works within the State Highway Corridor require the approval of Waka Kotahi as the requiring authority of the designation pursuant to s176/s178 of the RMA.</p> <p>This provides an adequate process to ensure that upgrades to existing approved (by Waka Kotahi) vehicle crossings and access do not result in any adverse effects on the Waka Kotahi transportation network</p>	Amend PER-3 as follows (or to same effect) : PER-3Where The vehicle crossing is a new vehicle crossing it , is not off a State Highway, or off a road classified arterial or higher under the One Network Road Classification.
BR and R Davies (S400)	S400.010	Transport	TRAN-R2	Oppose	<p>PER-3 of Rule TRAN-R2 requires a discretionary activity resource consent for vehicle crossings to a State Highway or a road classified arterial or higher. It is unclear why a resource consent is required in addition to the</p>	Delete PER-3 of Rule TRAN-R2

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					standard Waka Kotahi and FNDC crossing permit procedures. This is a duplication of processes and is considered inefficient and effective in the context of Section 32 of the RMA.	
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.018	Transport	TRAN-R2	Oppose	PHTTCCT consider that parking provisions should align with the National Policy Statement-Urban Development (NPS UD) approach to parking, which requires that district plans only provide provisions relating to accessible parking, and dimensions and manoeuvring for when a developer does decide to provide car parking (Subpart 8 3.38). While PHTTCCT understand that FNDC do not consider themselves a Tier 1, 2 or 3 Council, PHTTCCT consider this to be a good approach in principal, and the existing parking requirements to be overly onerous which may present a barrier to development.	Amend parking provisions align with NPS UD.
Kapiro Conservation Trust (S446)	S446.015	Transport	TRAN-R2	Support in part	TRAN-R2 PER -1 allows private accessways where there is a maximum of 8 household equivalents (80 vehicle movements), where this cannot be achieved resource consent is required as a discretionary activity. TRAN - R5 suggests that where TRAN-R2 is not complied with, private access may be required to vest as road. This connection/trigger for vesting or requirement to form to public road standard is not clear in TRAN - R2, noting that there is no link in this rule to TRAN-S4, and that TRAN-R8 only applies where within unformed paper roads, and SUB-R4 where the proposal is associated with subdivision.	Amend TRAN-R2 to clarify that where TRAN-PER 1 cannot be complied, a public road that complies with TRAN-S4 is required to be vested in Council, or Discretionary resource consent required.
Waiaua Bay Farm Limited (S463)	S463.022	Transport	TRAN-R2	Oppose	The note to this rule refers to vehicle movements but does not specify a time period for the movements, and clarity is sought in this regard.	Amend the 'note' to PER-1 of Rule TRAN-R2 as follows: Note: 1 household equivalent is represented by 10 vehicle movements per day . One vehicle movement is a single movement to or from a property.

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Northland Planning and Development 2020 Limited (S502)	S502.090	Transport	TRAN-R2	Support in part	<p>Vehicle crossings off a State Highway are managed by Waka Kotahi NZ Transport Agency requiring a s93 notice. The requirement to then gain a resource consent from the Far North District Council for an activity which is solely reliant on NZTA's approval should not be requirement.</p> <p>We note that the The vehicle crossing is not off a State Highway, or off a road classified arterial or higher under the One Network Road Classification and is not a State Highway. and should be referenced.</p> <p>Clarification is required in regard to what is considered 'unused'. Is there a timeframe associated with defining if a vehicle crossing is unused or is the term subjective at Councils discretion. We seek that additional clarity on this is added to the rule.</p>	<p>Amend TRAN-R2 PER-3 The vehicle crossing is not off a State Highway, or off a road classified arterial or higher under the One Network Road Classification and is not a State Highway.</p> <p>and include the One Network Road Classification as a reference; and clarify what is considered 'unused'. Is there a timeframe associated with defining if a vehicle crossing is unused or is the term subjective at Councils discretion.</p>
Fire and Emergency New Zealand (S512)	S512.016	Transport	TRAN-R2	Support	<p>Fire and Emergency strongly support the requirement to comply with SNZ PAS 4509:2008 for vehicle crossings and access across all zones. Fire and Emergency interpret this to also apply to access once on sites to likely sources of fire (e.g. residential building) as well as any on-site water supplies.</p>	retain TRAN-R2
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.013	Transport	TRAN-R2	Support in part	<p>The connection/trigger for vesting or requirement to form to public road standard is not clear in TRAN - R2, noting that there is no link in this rule to TRAN-S4, and that TRAN-R8 only applies where within unformed paper roads, and SUB-R4 where the proposal is associated with subdivision.</p>	Amend TRAN-R2 to clarify that where TRAN-PER 1 cannot be complied, a public road that complies with TRAN-S4 is required to be vested in Council, or Discretionary resource consent required.
Carbon Neutral NZ Trust (S529)	S529.078	Transport	TRAN-R2	Support in part	<p>The connection/trigger for vesting or requirement to form to public road standard is not clear in TRAN - R2, noting that there is no link in this</p>	Amend TRAN-R2 to clarify that where TRAN-PER 1 cannot be complied, a public road that

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					rule to TRAN-S4, and that TRAN-R8 only applies where within unformed paper roads, and SUB-R4 where the proposal is associated with subdivision.	complies with TRAN-S4 is required to be vested in Council, or Discretionary resource consent required.
Northland Transportation Alliance (S184)	S184.014	Transport	TRAN-R3	Support in part	Permitted activities for maintenance or upgrade of existing roadway requires compliance with TRAN-S4 (Engineering Standards). Would maintenance/upgrade of FNDC roads fall under a discretionary activity if not compliant with Eng. Standards? Will this trigger the FNDC renewals program as needing resource consent for routine upgrades or renewals?	Not specified
Nicole Wooster (S259)	S259.021	Transport	TRAN-R3	Support in part	Access to our property is via a portion of public road, which is not maintained by the Council. As such we undertake all maintenance, repairs from slips / tree damage and in the past as required to address safety concerns by widening the road carriageway. It is acting as a private accessway and is treated by Council as such. We are at the end of the public road and are the sole users of this portion of the road. It has never been maintained by Council since constructed by the then local body back in the 1930s. At our gate the council stops all works and there is a turning area for vehicles. It has been only formed to a private accessway standard due to the situation.	Amend plan to provide for situations where public roads are not maintained by Council and are treated as private accessways which are maintained by private landowners (inferred from submission). Amend to not require a higher standard of works or not allow the landowner to maintain or upgrade the road for safety reasons without requiring consent due to standards attached to this rule.