

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S516.011	Ngā Tai Ora - Public Health Northland	General / Plan Content / Miscellaneous	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 overlaps in definitions and/or create definitions for terms which are not currently defined.		Accept in part
S483.001	Top Energy Limited	General / Plan Content / Miscellaneous	Not Stated	While the PDP includes activity-based rules which manage the establishment and operation of activities within zones and sites, some of the rules include activities that do not have definitions. There are also various inconsistencies between the activities and terms utilised within the zone provisions and resource overlay chapters.	Amend definitions to address any overlaps and/or create definitions for terms which are not currently defined		Accept in part
FS247.1	Elodie Vujcich		Support	I support ALL the Top Energy submissions, from this the first, to the last	Allow		Accept in part
FS78.028	Transpower New Zealand Limited		Support	The submitter considers that the consistent use of terminology will assist with effective plan interpretation and implementation.	Allow	Allow the original submission.	Accept in part
FS351.001	A.W and D.M Simpson		Oppose	Seeking to interpreted wanting to rewrite the plan for commercial advantage	Disallow	No change as definitions are adequate.	Accept in part
FS371.001	Oromahoe 18R2B2B2 Trust and its associated Hapu, Ngati Kawa, Te Ngare Hauata, Te Matarahurahu, Te Whanaurara, Ngati Kaihoru, Ngati Rahiri		Oppose	Seeking to interpreted wanting to rewrite the plan for commercial advantage	Disallow	No change as definitions are adequate.	Accept in part
FS131.001	Oromahoe Land Owners: AW and DM Simpson, R.A.S Ltd, Arran Trust, Garry Stanners, Errol McIntyre, SW Halliday, SJ		Oppose	The original submission is seeking to rewrite the plan for their own private shareholder commercial interests and profit. The definitions as notified are adequate.	Disallow	Disallow the original submission.	Accept in part

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	and PM Boys, Oromahoe 18R2B2B2 Trust and Tapuaetahi Incorporation						
FS449.001	The Proprietors of Tapuaetahi Incorporation		Oppose	Appears to be seeking to reinterpreted to rewrite the plan for commercial advantage	Disallow	No change as definitions are adequate.	Accept in part
FS345.052	Ngawha Generation Limited		Support	NGL is a subsidiary of Top Energy Limited. NGL supports all submission points made by Top Energy.	Allow	Allow all of the relief sought by Top Energy Limited in its submission (S483).	Accept in part
S483.002	Top Energy Limited	General / Plan Content / Miscellaneous	Not Stated	While the PDP includes activity-based rules which manage the establishment and operation of activities within zones and sites, some of the rules include activities that do not have definitions. There are also various inconsistencies between the activities and terms utilised within the zone provisions and resource overlay chapters.	Amend rules as necessary to refer only to defined terms used in activity-based rules.		Accept in part
FS78.029	Transpower New Zealand Limited		Support	The submitter considers that the consistent use of terminology will assist with effective plan interpretation and implementation.	Allow	Allow the original submission.	Accept in part
FS131.031	Oromahoe Land Owners: AW and DM Simpson, R.A.S Ltd, Arran Trust, Garry Stanners, Errol McIntyre, SW Halliday, SJ and PM Boys, Oromahoe 18R2B2B2 Trust and Tapuaetahi Incorporation		Oppose	The original submission is seeking to rewrite the plan for their own private shareholder commercial interests and profit. The definitions as notified are adequate.	Disallow	Disallow the original submission (inferred).	Accept in part
FS345.053	Ngawha Generation Limited		Support	NGL is a subsidiary of Top Energy Limited. NGL supports all submission points made by Top Energy.	Allow	Allow all of the relief sought by Top Energy	Accept in part

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						Limited in its submission (S483).	
S483.003	Top Energy Limited	General / Plan Content / Miscellaneous	Not Stated	While the PDP includes activity-based rules which manage the establishment and operation of activities within zones and sites, some of the rules include activities that do not have definitions. There are also various inconsistencies between the activities and terms utilised within the zone provisions and resource overlay chapters.	Insert nesting tables to clearly group activities into categories.		Reject
FS78.030	Transpower New Zealand Limited		Support	The submitter considers that the consistent use of terminology will assist with effective plan interpretation and implementation.	Allow	Allow the original submission.	Reject
FS131.032	Oromahoe Land Owners: AW and DM Simpson, R.A.S Ltd, Arran Trust, Garry Stanners, Errol McIntyre, SW Halliday, SJ and PM Boys, Oromahoe 18R2B2B2 Trust and Tapuaetahi Incorporation		Oppose	The original submission is seeking to rewrite the plan for their own private shareholder commercial interests and profit. The definitions as notified are adequate.	Disallow	Disallow the original submission (inferred).	Accept
FS370.004	Bunnings Limited		Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission. Nesting tables provide a clear and succinct way of organising different land use activities in a broader term which is critical given the plan typically defaults to discretionary activity where not otherwise specified (inferred).	Allow	Allow the original submission.	Reject
FS345.054	Ngawha Generation Limited		Support	NGL is a subsidiary of Top Energy Limited. NGL supports all submission points made by Top Energy.	Allow	Allow all of the relief sought by Top Energy Limited in its submission (S483).	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S386.001	Sarah Ballantyne and Dean Agnew	General / Plan Content / Miscellaneous	Not Stated	The PDP includes activity-based rules which manage the establishment and operation of activities within zones and sites. Ballantyne & Agnew note that no definition nesting tables are used in the PDP. It is considered that nesting tables will provide certainty for plan users as to what activities are captured in the rules.	That FNDC: Incorporate nesting tables into the definitions chapter. The introduction and explanation of nesting tables be included within the Definitions Chapter. Create definitions for all undefined terms / activities.		Reject
FS370.001	Bunnings Limited		Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission. Nesting tables provide a clear and succinct way of organising different land use activities in a broader term which is critical given the plan typically defaults to discretionary activity where not otherwise specified (inferred).	Allow	Allow the original submission.	Reject
FS403.023	Te Whatu Ora - Nga Tai Ora		Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Reject
FS369.009	Top Energy		Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	allow the original submission	Reject
S339.002	Te Aupōuri Commercial Development Ltd	General / Plan Content / Miscellaneous	Not Stated	The PDP includes activity-based rules which manage the establishment and operation of activities within zones and sites. TACDL note that no definition nesting tables are used in the Draft PDP. TACDL consider that it is worthwhile to include nesting tables to provide certainty for plan users as to what activities are captured in the rules. The introduction and explanation of nesting tables would need to be included within the Definitions Chapter.	Insert nesting tables into the definitions chapter.		Reject
FS370.002	Bunnings Limited		Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission. Nesting tables provide a clear and succinct way of organising different land use activities in a broader term which is critical given the plan typically defaults to discretionary activity where not otherwise specified (inferred).	Allow	Allow the original submission.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS542.008	Foodstuffs North Island Limited		Support	Foodstuffs supports the insertion of nesting tables into the definitions chapter.	Allow	allow the original submission	Reject
FS406.009	McDonald's Restaurants (NZ) Limited		Support	McDonald's supports the insertion of nesting tables into the definitions chapter.	Allow	allow original submission	Reject
FS369.004	Top Energy		Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	allow the original submission	Reject
FS403.015	Te Whatu Ora - Nga Tai Ora		Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Reject
S340.007	Rosemorn Industries Limited	General / Plan Content / Miscellaneous	Oppose	<p>There are no nesting tables included in the definitions section of the PFNDP. This makes it difficult to determine how definitions relate to one another.</p> <p>Using 'storage facilities' as an example, this is specifically defined in the PFNDP. However, there are no rules in any of the zones that relate specifically to storage facilities. It is therefore not clear whether storage facilities are intended to be captured by the rules in each of the zones that provide for activities not listed as discretionary activities (i.e. HZ-R16 and RPROZ-R31), or whether they are meant to be considered as either commercial or industrial activities. The insertion of nesting tables will provide clarity in this regard.</p> <p>Both the Auckland Unitary Plan and Whangarei District Plan include nesting tables, which is consistent with the approach promoted under section 14(5) of the National Planning Standards.</p>	Amend to include nesting tables to better delineate how definitions relate to one another.		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS370.003	Bunnings Limited		Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission. Nesting tables provide a clear and succinct way of organising different land use activities in a broader term which is critical given the plan typically defaults to discretionary activity where not otherwise specified (inferred).	Allow	Allow the original submission.	Reject
FS542.009	Foodstuffs North Island Limited		Support	Foodstuffs supports the insertion of nesting tables into the definitions chapter.	Allow	allow the original submission	Reject
FS406.0010	McDonald's Restaurants (NZ) Limited		Support	McDonald's supports the insertion of nesting tables into the definitions chapter.	Allow	allow the original submission	Reject
FS369.006	Top Energy		Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users	Allow	allow the original	Reject
FS403.017	Te Whatu Ora - Nga Tai Ora		Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Reject
S432.002	Ngawha Generation Limited	General / Plan Content / Miscellaneous	Oppose	<p>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.</p> <p>The incorporation of nesting tables is also necessary, especially when considering the definition of "industrial activities" and the different subsets of activities that would be classified as "industrial activities." This is raised in sub point #2 below with regard to "light industrial activities" and heavy industrial activities.</p>	Amend definitions to: - review all definitions, amend overlaps, and/or create definitions for terms which are not currently defined; and - review and amend rules as necessary to refer only to defined terms used in activity-based rules. Include nesting tables to clearly group activities into categories, in particular relating to the relationship between "industrial activities", "light industrial activities" and "heavy industrial activities."		Accept in part

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FS542.011	Foodstuffs North Island Limited		Support	Foodstuffs supports the insertion of nesting tables into the definitions chapter.	Allow	allow the original submission	Accept in part
FS406.011	McDonald's Restaurants (NZ) Limited		Support	McDonald's supports the insertion of nesting tables into the definitions chapter.	Allow	allow the original submission	Accept in part
FS369.522	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow		Accept in part
S454.001	Transpower New Zealand Ltd	General / Plan Content / Miscellaneous	Not Stated	Some of the definitions used in the FNPDP are taken from the National Planning Standards or other legislation. It would be helpful to the plan user to know the source of the definition where they have been taken from other legislative or planning instruments.	Amend definitions to provide source references for all definitions where they come from the National Planning Standards, or other legislation.		Accept in part
FS369.0010	Top Energy		Support	Top Energy agrees that definitions should be taken from the National Planning Standards.	Allow	allow the original submission	Accept in part
S385.002	McDonalds Restaurants (NZ) Limited	District Plan Framework	Oppose	<p>The Proposed Plan includes activity-based rules which manage the establishment and operation of activities within zones and sites. However, the rules (particularly with respect to the MUZ rules of interest to McDonald's) include terms as activity rules that do not have definitions. For example, a McDonald's restaurant could meet the definition of:</p> <ul style="list-style-type: none"> - Commercial Activity - Large Format Retail <p>'Drive- through activity' (see Mixed Use Zone, 'Drive-thru' (see Transport Chapter), and 'restaurants cafes and takeaway food outlets' (see Light Industrial Zone) are all terms that also describe a McDonald's restaurant but are not defined, nor is it clear how these terms or the definitions highlighted above cascade. McDonald's support a clear and well written plan to support ease of reading and implementation for plan users. The lack of definitions for activities coupled with the lack of nesting table (see sub#1) organising different land use activities under a broader term makes it very difficult to confirm with certainty what activities are provided for as permitted activities. This is a critical element of an activities based plan, particularly where the default for</p>	Amend definitions (noting sub#3, sub#4 and sub#5), to address overlaps or create definitions for terms which are not currently defined and incorporate nesting tables.		Accept in part

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				McDonald's seek that FNDC review all definitions (noting sub#3, sub#4 and sub#5), and amend overlaps or create definitions for terms which are not currently defined and incorporate nesting tables activities not otherwise specified is typically discretionary activity.			
FS370.005	Bunnings Limited		Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission. Nesting tables provide a clear and succinct way of organising different land use activities in a broader term which is critical given the plan typically defaults to discretionary activity where not otherwise specified (inferred).	Allow	Allow the original submission.	Accept in part
S371.003	Bunnings Limited	District Plan Framework	Support in part	A definitions nesting table is critical to ensuring the efficient and effective implementation of the Plan in a consistent manner. The How the Plan works chapter would be an appropriate location for this. Nesting tables provide a clear and succinct way of organising different land use activities in a broader term which is critical given the plan typically defaults to discretionary activity where not otherwise specified.	Insert a definition nesting table		Reject
FS542.012	Foodstuffs North Island Limited		Support	Foodstuffs supports the insertion of nesting tables into the definitions chapter.	Allow	allow the original submission	Reject
FS406.012	McDonald's Restaurants (NZ) Limited		Support	McDonald's supports the insertion of nesting tables into the definitions chapter.	Allow	allow the original submission	Reject
FS403.033	Te Whatu Ora - Nga Tai Ora		Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Reject
FS369.023	Top Energy		Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	allow the original submission	Reject
S368.028	Far North District Council	ACCESSORY BUILDING	Not Stated	Correction: The definition of 'Accessory Building' is duplicated	Delete one of the definitions for 'Accessory Building'		Accept

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S55.002	New Zealand Pork Industry Board	BUILDING	Support in part	<p>NZ Pork is concerned that Mobile Pig Shelters (being partially or fully-roofed) would fall within the definition of building and structure. The plan should provide relief from the rules for buildings and Structures as they might apply to mobile pig shelters. These shelters are a critical part of the pig farming system and can be of a variety of forms as described in Section 2.4.</p> <p>Support the definition as being in line the National Planning Standards,</p>	<p>amend to provide relief from the rules for buildings and structures as they might apply to mobile pig shelters.</p>	Reject
S438.002	New Zealand Motor Caravan Association	BUILDING	Support in part	<p>Caravans are not occupied on a permanent basis and are only used on a temporary basis for short term accommodation for the same purpose as motorised motorhomes, campervans and house buses (which are not captured by the proposed definition). The proposed definition creates a number of potential implications which by definition, mean caravan users are camping in a 'building'. In addition, Independent RMA Commissioner Kit Littlejohn considered that caravans do not fall under the definition of a 'building' under the Operative plan or Building Act 2004.</p>	<p>Amend the definition of 'building' as follows to either:</p> <p>'means a temporary or permanent movable or immovable physical construction that is: i. partially or fully roofed; and ii. fixed or located on or excludes: any motorised vehicle, or other mode of transport that could be moved under its own power; and iii. non-motorised caravans (and tents)...'or</p> <p>'means a temporary or permanent movable or immovable physical construction that is: i. partially or fully roofed; and ii. fixed or located on or excludes: any motorised vehicle, or other mode of transport that could be moved under its own power, or non-motorised caravans other than those used for a residential accommodation/ business purpose for a continuous period of more than two (2) months.'</p>	Reject

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S331.003	Ministry of Education Te Tāhuhu o Te Mātauranga	CHILD CARE SERVICE	Support	The submitter supports the definition of child care services being included within the definition of 'educational facilities'. However, the standalone definition will be beneficial to differentiate between childcare facilities and schools both of which are educational facilities. However, the Ministry suggest the term 'during the day' is clarified to include specific day time hours from 7am to 7pm.	Amend the definition of 'Child Care Service' as follows: Child care service means a facility for the care and/or education of children under the age of seven during the day from 7am to 7pm , and includes but is not limited to: - creches; - early childhood centres; - day care centres; - kindergartens; - Kohanga Reo; - Playgroups and - day nurseries	Accept
S502.001	Northland Planning and Development 2020 Limited	CHILD CARE SERVICE	Support in part	spelling error to be corrected. Addition of childcare services 'Poi Poi' has been added. Poi poi is a Homebased service which is popular within the Far North district. While it is likely it comes under the definition of 'day nurseries' given that it is a term widely used in our District we thought it would add certainty to the lay person looking to operate something of this nature.	Amend definition of Child Care Services: means a facility for the care and/or education of children under the age of seven during the day , and includes but is not limited to: creches; early childhood centres; day care centres; kindergartens; Kohanga Reo; Poi poi Playgroups; and day nurseries	Accept in part
S158.001	Ara Poutama Aotearoa the Department of Corrections	COMMUNITY CORRECTIONS ACTIVITY	Support	The definition is consistent with the National Planning Standards.	Retain the definition of "community corrections activity".	Accept

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S182.003	NZ Agricultural Aviation Association	CONSERVATION ACTIVITY	Support in part	Add the word 'biosecurity' to the definition for clarification and the inclusion of agricultural aviation for weed and pest control activities	Amend the definition of Conservation activity means the use of land for activities undertaken for the purposes of maintaining, protecting and/or enhancing the natural, historic and/or ecological values of a natural or historic resource. It may include activities which assist to enhance the public's appreciation and recreational enjoyment of the resource and includes: - planting; - pest and weed control including the use of agricultural aviation; - plant and tree nurseries; and - track construction.- biosecurity		Accept in part
FS184.48	Richard Milner		Support		Allow		Accept in part
FS404.003	Penny Nelson, Director-General of Conservation		Support in part	The D-G supports the definition and wishes to be involved in any further drafting through this process. The D-G seeks clarity that the use of aircraft for conservation/DOC operational purposes will be provided for.	Allow in part	Amend	Accept in part
S511.003	Royal Forest and Bird Protection Society of New Zealand	CONSERVATION ACTIVITY	Neutral		Retain definition		Accept
FS164.003	Scrumptious Fruit Trust		Support	Taupo Bay foreshore and surrounds (as well as most Northland beach areas) must be designated as a SNA. There needs to be greater recognition of beaches as primarily biodiversity habitats and secondly as passive recreational spaces, thereby recognising and ensuring stronger protections for wildlife. This will ensure various other instruments such as bylaws are adopted to meet higher standards of protection of wildlife. Dogs on leashes in beach areas will help support the Northland foreshore and biodiversity recovery.	Allow	Amend HNC overlay to include Taupo Bay; Amend provisions to require strong wildlife protection; Amend provisions to	Accept

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				The submitter supports Taupo Bay being recognised as a high character area.		require dogs on leash in beach areas; Adopt SNA and HNC provisions (inferred).	
FS570.1574	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
FS566.1588	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
FS569.1610	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
S364.013	Director-General of Conservation (Department of Conservation)	CONSERVATION ACTIVITY	Support	The Director-General supports the definition of Conservation Activity	Retain the definition of Conservation Activity		Accept
FS570.1094	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
FS346.153	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS, Part 2 of the RMA, and the NPSIB. Forest & Bird supports the full submission of the Director General for Conservation other than where the relief sought would conflict with that sought in Forest & Bird's submission.	Allow	Allow the original submission	Accept

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FS566.1108	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
FS569.1130	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
S442.023	Kapiro Conservation Trust	CONSERVATION ACTIVITY	Neutral	No reason stated.	Retain definition.		Accept
FS570.1719	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept
FS346.634	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS and Part 2 of the RMA and the NPS IB. Forest & Bird supports the full submission other than where the relief sought would conflict with that sought in Forest & Birds submission.	Allow	Allow the original submission	Accept
S486.028	Te Rūnanga o Whaingaroa	CUSTOMARY ACTIVITY	Support	The amended definition expands the recognition of customary use without being just restricted to the use of land or buildings for Māori cultural activities (i.e.) places of customary importance would include customary food gathering areas and the recognition of customary rights.	Amend the definition of 'Customary Activity' as follows: means the use of recognition of customary use as well as places, land or buildings for Māori cultural activities within Te Ao Māori which includes but is not limited to marae activities, making or creating customary goods, rongoā, raranga, whakairo, waka ama and other activities that recognise and provide for the special relationship between		Accept in part

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					tangata whenua and places of customary importance.		
S498.019	Te Rūnanga Ā Iwi O Ngāpuhi	CUSTOMARY ACTIVITY	Support in part	The amended definition expands the recognition of customary use without being just restricted to the use of land or buildings for Māori cultural activities (i.e.) places of customary importance would include customary food gathering areas and the recognition of customary rights.	Amend the definition of Customary Activity to "... means the recognition of customary use as well as places, land or buildings for Māori cultural activities within Te Ao Māori which includes but is not limited to marae activities ..."		Accept in part
FS151.59	Ngāi Tukairangi No.2 Trust		Support		Allow		Accept in part
FS23.187	Des and Lorraine Morrison		Support	It is important that provisions are consistent with Treaty principles and recognise and provide for Māori interests, including (but not limited to) appropriate economic development of their land.	Allow	Allow the relief sought to the extent consistent with our primary submission.	Accept in part
S559.045	Te Rūnanga o Ngāti Rehia	CUSTOMARY ACTIVITY	Oppose	We do not believe that it is appropriate for Council to define what constitutes a cultural activity. This is only something tangata whenua can define.	Delete the definition for 'Customary Activity' (inferred).		Reject
FS151.354	Ngāi Tukairangi No.2 Trust		Support		Allow		Reject
FS570.2235	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
FS348.072	Alec Brian Cox		Oppose	The submission was not made by the closing date and is therefore not a valid submission under RMA	Disallow	I seek that the whole of the submission be disallowed	Accept
FS566.2249	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Reject

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FS569.2271	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
S390.018	Te Runanga o Ngai Takoto Trust	CUSTOMARY ACTIVITY	Support in part	The amended definition expands the recognition of customary use without being just restricted to the use of land or buildings for Māori cultural activities (i.e.) places of customary importance would include customary food gathering areas and the recognition of customary rights.	Amend the definition of Customary Activity to "... means the recognition of customary use as well as places, land or buildings for Māori cultural activities within Te Ao Māori which includes but is not limited to marae activities ..."		Accept in part
FS339.015	Haitaitamarangai Marae Kaitiaki Trust		Support	Customary uses and places extend beyond land, buildings and marae activities.	Allow	Allow the original submission.	Accept in part
S516.017	Ngā Tai Ora - Public Health Northland	DEVELOPMENT INFRASTRUCTURE	Not Stated	The PDP introduces definitions for "infrastructure" and "development infrastructure" there is no link or cross reference between the two definitions. Provisions throughout the PDP interchange and use the two terms resulting in inconsistency and confusion within the plan.	Amend references to "infrastructure" and "development infrastructure" where necessary to avoid duplication and ensure consistency.		Reject
S271.003	Our Kerikeri Community Charitable Trust	DEVELOPMENT INFRASTRUCTURE	Support	Support the definition of Development Infrastructure	Retain as drafted		Accept
FS25.039	Kiwi Fresh Orange Company Limited		Support	The definition as drafted is appropriate.	Allow	Allow the original submission.	Accept
FS325.020	Turnstone Trust Limited		Support	The definition as drafted is appropriate.	Allow	Allow the original submission.	Accept
FS369.052	Top Energy		Support	Top Energy also supports the amendment of this definition.	Allow	Allow the original submission	Accept
FS570.726	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	allow the original submission	Accept

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FS566.740	Kapiro Conservation Trust 2		Support		Allow	allow the original submission	Accept
FS569.762	Vision Kerikeri 2		Support		Allow	allow the original submission	Accept
S446.003	Kapiro Conservation Trust	DEVELOPMENT INFRASTRUCTURE	Support	Support the definition of Development Infrastructure noting that the definition of Land Transport includes transport on land by any means and the infrastructure that facilitates it which would include cycling networks.	Retain as drafted		Accept
FS111.015	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (PHTTCCT)		Support	PHTTCCT agree that the definition provides for cycling networks to be included.	Allow	allow the original submission	Accept
FS369.053	Top Energy		Support	Top Energy also supports the amendment of this definition.	Allow	Allow the original submission	Accept
FS569.1762	Vision Kerikeri 2		Support		Allow		Accept
FS570.1761	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow		Accept
S524.003	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	DEVELOPMENT INFRASTRUCTURE	Support	Support the definition of Development Infrastructure	Retain as drafted		Accept
FS369.055	Top Energy		Support	Top Energy also supports the amendment of this definition.	Allow	Allow the original submission	Accept
FS566.1821	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept
S529.068	Carbon Neutral NZ Trust	DEVELOPMENT INFRASTRUCTURE	Support	Support the definition of Development Infrastructure	Retain as drafted		Accept
FS369.056	Top Energy		Support	Top Energy also supports the amendment of this definition	Allow	Allow the original submission	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS570.1956	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept
FS566.1970	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept
FS569.1992	Vision Kerikeri 2		Support		Allow	Allow the original submission	Accept
S454.016	Transpower New Zealand Ltd	DEVELOPMENT INFRASTRUCTURE	Support	Transpower supports the inclusion of this definition in the FNPD.	Retain the definition of DEVELOPMENT INFRASTRUCTURE		Accept
FS404.013	Penny Nelson, Director-General of Conservation		Oppose	The principles are aligned with Appendices 3 and 4 of the NPS-IB, and therefore warrant inclusion in the FNPD. The D-G accepts inclusion in a policy and/or appendices may be the more appropriate place but opposes their deletion from the definitions in the absence of such drafting	Disallow	Disallow in part the original submission	Reject
S331.004	Ministry of Education Te Tāhuhu o Te Mātauranga	EDUCATIONAL FACILITY	Support	The Ministry supports the definition for educational facility as it is consistent with the National Planning Standards.	Retain the definition for educational facility as proposed.		Accept
S498.020	Te Rūnanga Ā Iwi O Ngāpuhi	EDUCATIONAL FACILITY	Support	The submitter considers that the definition of Educational Facility should include Kura Kaupapa and Whare Wānanga in order to provide further clarity for Māori schools and tertiary providers and consistency with the definition of child care service which includes kōhanga reo.	Amend the definition of Educational Facility to include Kura Kaupapa and Whare Wānanga.		Reject
FS151.60	Ngāi Tukairangi No.2 Trust		Support		Allow		Reject
FS151.61	Ngāi Tukairangi No.2 Trust		Support		Allow		Reject
FS23.188	Des and Lorraine Morrison		Support	It is important that provisions are consistent with Treaty principles and recognise and provide for Māori interests, including (but not limited to)	Allow	Allow the relief sought to the extent consistent with our primary submission.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				appropriate economic development of their land.			
FS375.007	Ministry of Education		Support	The Ministry acknowledges the submissions that request that the definition of educational facility refers to Kura Kaupapa and Whare Wānanga, and the Ministry supports this amendment to the definition. While it is acknowledged that the current definition wording is consistent with the National Planning Standards, and that the Ministry would consider that the current definition would encompass all education facilities including Kura Kaupapa and Whare Wānanga, the Ministry is supportive of te Reo Māori terms being used in the plan to better reflect the views of tangata whenua.	Allow	allow the original submission	Reject
S390.019	Te Runanga o Ngai Takoto Trust	EDUCATIONAL FACILITY	Support	The submitter considers that the definition of Educational Facility should include Kura Kaupapa and Whare Wānanga in order to provide further clarity for Māori schools and tertiary providers and consistency with the definition of child care service which includes kōhanga reo.	Amend the definition of Educational Facility to include Kura Kaupapa and Whare Wānanga.		Reject
FS375.005	Ministry of Education		Support	The Ministry acknowledges the submissions that request that the definition of educational facility refers to Kura Kaupapa and Whare Wānanga, and the Ministry supports this amendment to the definition. While it is acknowledged that the current definition wording is consistent with the National Planning Standards, and that the Ministry would consider that the current definition would encompass all education facilities including Kura Kaupapa and Whare Wānanga, the Ministry is supportive of te Reo Māori terms being used in the plan to better reflect the views of tangata whenua.	Allow	allow the original submission	Reject
S486.029	Te Rūnanga o Whaingarua	EDUCATIONAL FACILITY	Support	Within this definition child care services includes kōhanga reo. Subsequently the addition of Kura Kaupapa and Whare Wānanga provides further clarity for Māori schools and tertiary providers.	Amend Educational Facility to include Kura Kaupapa and Whare Wānanga		Reject
FS375.006	Ministry of Education		Support	The Ministry acknowledges the submissions that request that the definition of educational facility refers to Kura Kaupapa and Whare Wānanga, and the Ministry supports this amendment to the definition. While it is acknowledged that the current definition	Allow	allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				wording is consistent with the National Planning Standards, and that the Ministry would consider that the current definition would encompass all education facilities including Kura Kaupapa and Whare Wānanga, the Ministry is supportive of te Reo Māori terms being used in the plan to better reflect the views of tangata whenua.			
S454.017	Transpower New Zealand Ltd	EMERGENCY SERVICE	Support in part	Transpower generally supports the inclusion of this definition in the FNDP, however the source of the definition would be really helpful. As it stands the National Grid or Transpower are not considered an emergency service, however we can be involved to provide power.	Amend the definition of EMERGENCY SERVICE to consider the National Grid and Transpower as an Emergency Service (inferred).		Reject
FS369.083	Top Energy		Support in part	Top Energy support the provision for the National Grid in this definition	Allow in part	allow in part the original submission	Reject
FS404.014	Penny Nelson, Director-General of Conservation		Oppose	The principles are aligned with Appendices 3 and 4 of the NPS-IB, and therefore warrant inclusion in the FNDP. The D-G accepts inclusion in a policy and/or appendices may be the more appropriate place but opposes their deletion from the definitions in the absence of such drafting	Disallow	disallow in part the original submission	Accept
S512.001	Fire and Emergency New Zealand	EMERGENCY SERVICE	Support	Fire and Emergency supports the definition of emergency servicing including Fire and Emergency New Zealand	retain emergency service		Accept
FS369.084	Top Energy		Support in part	Top Energy support the provision for the National Grid in this definition	Allow in part	allow in part the original submission	Accept in part
S512.002	Fire and Emergency New Zealand	EMERGENCY SERVICE FACILITY	Support	Fire and Emergency support that the definition of emergency service facilities include associated ancillary facilities.	retain emergency service facility		Accept
S511.006	Royal Forest and Bird Protection Society of New Zealand	EXPLORATION	Neutral	This is the same or similar to the definition found in the Crown Minerals Act 1991. There is a cross reference for all of the definitions that are the same as the RMA, query why there is no cross reference to the Crown Minerals Act. Note definition for mining refers to the Crown Minerals Act	Amend to consider cross-referencing the Crown Minerals Act		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS164.006	Scrumptious Fruit Trust		Support	<p>Taupo Bay foreshore and surrounds (as well as most Northland beach areas) must be designated as a SNA. There needs to be greater recognition of beaches as primarily biodiversity habitats and secondly as passive recreational spaces, thereby recognising and ensuring stronger protections for wildlife. This will ensure various other instruments such as bylaws are adopted to meet higher standards of protection of wildlife. Dogs on leashes in beach areas will help support the Northland foreshore and biodiversity recovery.</p> <p>The submitter supports Taupo Bay being recognised as a high character area.</p>	Allow	Amend HNC overlay to include Taupo Bay; Amend provisions to require strong wildlife protection; Amend provisions to require dogs on leash in beach areas; Adopt SNA and HNC provisions (inferred).	Reject
FS570.1577	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
FS566.1591	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
FS569.1613	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
S442.026	Kapiro Conservation Trust	EXPLORATION	Neutral	This is the same or similar to the definition found in the Crown Minerals Act 1991. There is a cross reference for all of the definitions that are the same as the RMA, query why there is no cross reference to the Crown Minerals Act. Note definition for mining refers to the Crown Minerals Act.	Amend to consider cross-referencing the Crown Minerals Act.		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS346.637	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS and Part 2 of the RMA and the NPS IB. Forest & Bird supports the full submission other than where the relief sought would conflict with that sought in Forest & Birds submission.	Allow	Allow the original submission	Reject
S486.030	Te Rūnanga o Whaingaroa	FRESHWATER	Support	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)	Amend the definition of 'Freshwater' to include Te Mana o Te Wai		Reject
S498.021	Te Rūnanga Ā Iwi O Ngapuhi	FRESHWATER	Support	The submitter considers that the definition of freshwater should refer to Te Mana o te Wai which includes 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)	Amend the definition of Freshwater to include Te Mana o Te Wai.		Reject
FS151.62	Ngāi Tukairangi No.2 Trust		Support		Allow		Reject
FS23.189	Des and Lorraine Morrison		Support	It is important that provisions are consistent with Treaty principles and recognise and provide for Māori interests, including (but not limited to) appropriate economic development of their land.	Allow	Allow the relief sought to the extent consistent with our primary submission	Reject
S390.020	Te Runanga o Ngai Takoto Trust	FRESHWATER	Support	The submitter considers that the definition of freshwater should refer to Te Mana o te Wai which includes 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)	Amend the definition of Freshwater to include Te Mana o Te Wai.		Reject
FS339.016	Haititaimarangi Marae Kaitiaki Trust		Support	The proposed FNDC must implement the freshwater policy to the extent that FNDC manages freshwater. Te mana o tew ai is the focal point of the NZPSFW.	Allow	Allow the original submission.	Reject
S511.007	Royal Forest and Bird Protection Society of New Zealand	FUNCTIONAL NEED	Neutral	Recognize this is defined in the NPS-IB exposure draft and may yet be amended	Retain definition		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS164.007	Scrumptious Fruit Trust		Support	<p>Taupo Bay foreshore and surrounds (as well as most Northland beach areas) must be designated as a SNA. There needs to be greater recognition of beaches as primarily biodiversity habitats and secondly as passive recreational spaces, thereby recognising and ensuring stronger protections for wildlife. This will ensure various other instruments such as bylaws are adopted to meet higher standards of protection of wildlife. Dogs on leashes in beach areas will help support the Northland foreshore and biodiversity recovery.</p> <p>The submitter supports Taupo Bay being recognised as a high character area.</p>	Allow	Amend HNC overlay to include Taupo Bay; Amend provisions to require strong wildlife protection; Amend provisions to require dogs on leash in beach areas; Adopt SNA and HNC provisions (inferred).	Accept
FS369.038	Top Energy		Support	Top Energy also supports the retention of this definition	Allow	Allow the original submission	Accept
FS570.1578	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
FS566.1592	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
FS569.1614	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
S442.027	Kapiro Conservation Trust	FUNCTIONAL NEED	Neutral	Recognize this is defined in the NPS-IB exposure draft and may yet be amended.	Retain definition.		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS369.036	Top Energy		Support	Top Energy also supports the retention of this definition	Allow	Allow the original submission	Accept
FS570.1723	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept
FS346.638	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS and Part 2 of the RMA and the NPS IB. Forest & Bird supports the full submission other than where the relief sought would conflict with that sought in Forest & Birds submission.	Allow	Allow the original submission	Accept
S454.004	Transpower New Zealand Ltd	FUNCTIONAL NEED	Support	Transpower supports the inclusion of this definition in the FNPDP.	Retain the definition of FUNCTIONAL NEED.		Accept
FS369.037	Top Energy		Support	Top Energy also supports the retention of this definition	Allow	Allow the original submission	Accept
S483.005	Top Energy Limited	FUNCTIONAL NEED	Support	Top Energy supports this definition as worded.	Retain the definition of 'Functional Need'		Accept
FS345.056	Ngawha Generation Limited		Support	NGL is a subsidiary of Top Energy Limited. NGL supports all submission points made by Top Energy.	Allow	Allow all of the relief sought by Top Energy Limited in its submission (S483).	Accept
S512.005	Fire and Emergency New Zealand	HEIGHT	Support in part	Seek that calculated height does not include emergency service facilities and hose drying towers. Hose drying towers generally require around 12 to 15 metres. Alternatively, hose drying towers should be included in height standards for zones.	amend definition height means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point excluding firefighting hose drying towers. OR Height standards in zones to exclude hose drying towers.		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S502.003	Northland Planning and Development 2020 Limited	HOME BUSINESS	Support in part	By using the word incidental this implies the commercial activity needs to specifically be in connection to a residential activity (people living accommodation). The zone rules include additional criteria to be a permitted activity, some of which are not incidental to a residential activity. Part b is not required.	Amend the definition of Home Business: means a commercial activity that is: a. undertaken or operated by at least one resident of the site; and b. incidental to the use of the site for a residential activity.		Reject
FS354.029	Horticulture New Zealand		Oppose	The submitter seeks to delete the 2nd clause in the definition. The definition is from the National Planning Standards and should be included in its entirety.	Disallow	Disallow S502.003	Accept
S502.004	Northland Planning and Development 2020 Limited	IMPERMEABLE SURFACE	Support in part	Spelling error. Reads as desks instead of decks. The word 'less' appears to be missing. Water storage tanks of 20m2 (allows for two tanks as of right) can be excluded. Assume the 2m2 is a typo.	Amend the definition of Impermeable Surface: means in relation to any site means any building or surface on or over the land which creates a barrier to water penetration in to the ground. This definition includes but is not restricted to: a. decks (including decks less than 1m in height above the ground) excluding open slatted decks where there are gaps between the boards; b. pools, but does not include pools designed to operate as a detention pond; c. any surfaced area used for parking, manoeuvring, access or loading of motor vehicles, including areas covered with aggregate; d. areas that are paved with concrete, asphalt, open jointed slabs, bricks, gobi or materials with similar properties to those listed; e. roof coverage area on plan; But excludes:		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					<p>i. water storage tanks occupying up to a maximum cumulative area of 20m²; and</p> <p>ii. paths and paving less than 1 metre wide, provided they are separated from other impermeable surfaces by a minimum of 1 metre.</p> <p>For the purpose of calculating impermeable surfaces account shall not be taken of any additional areas that are overlapped by another form of impermeable surfaces. In the case of jointly owned access lots that contain impermeable surfaces within their boundaries, the total area of these impermeable surfaces are to be divided equally and considered as parts of the various sites served by the access lot for the purpose of determining compliance with the relevant stormwater management rules.</p>	
S121.001	Lynley Newport	IMPERMEABLE SURFACE	Support in part	<p>Unfortunately the National Planning Standards do not include a definition of "impermeable surface". The definition proposed to be used by the Council does not adequately take into account surfaces that are semi-permeable or have run-off co-efficients substantially different from hard surfaces. Neither does the definition treat shared ROW's equitably with access lots. The same rationale should apply to both, with the area of impermeable surface within a shared ROW, shared out between the users rather than falling completely onto</p>	<p>Amend Impermeable Surface definition - go back to the drawing board and reach consensus with the district's engineering fraternity as to (a) what truly constitutes an impermeable surface; and (b) then look to treat shared ROW's the same way as Access Lots;</p>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				the 'burdened' or 'servient' tenement property. The council did a considerable amount of work several years ago trying to come up with a better and fairer definition of impermeable surface - it seems to have thrown those efforts out (or has no record of them???)			
FS172.205	Audrey Campbell-Frear		Support	For the reasons set out in this primary submission.	Allow		Accept in part
FS196.77	Joe Carr		Support	tautoko	Allow		Accept in part
FS309.10	Brad Hedger		Oppose	Paved surfaces and the control of run off from them whether they are roads or not are a major contributor to increased surface runoff. All engineering co-efficients have substantially higher rates than permeable ground surfaces. I would support a definition on what's is considered permeable ground rather than impermeable ground.	Disallow		Accept in part
S248.002	Richard G A Palmer	IMPERMEABLE SURFACE	Support in part	an impermeable surface should always be what is says - impermeable. An aggregate covered area is no less permeable than a bar earth area - and in face probably more so in terms of absorbing water flow. this has a flow on effect with RLZ-R2. if you have a long metal driveway on a large block of land you are caught illogically by the 2500m2 rule. That figure would be fine if driveways were not included. with driveways included people are caught despite not actually having an impermeable surface anywhere like the limit.	amend the definition of impermeable surface to replace "including" with "excluding" if this is not agreed amend increase the area from 2500m2 to 5000m2. in the rural lifestyle zone RULE RLZ-R2		Reject
FS172.268	Audrey Campbell-Frear		Support	For the reasons set out in this primary submission.	Allow		Reject
S368.002	Far North District Council	IMPERMEABLE SURFACE	Support in part	Typo. Within the exclusions of the Impermeable Surface definition, the reference to the area provided for water storage tanks is incorrect. The maximum cumulative area of 2m2 is a typo and should be 20m2 This definition comes from the Operative Far North District Plan and was intended to be brought into the PDP verbatim.	Amend the definition of Impermeable surface; "...e. roof coverage area on plan; But excludes: i. waterstorage tanks occupying up to a maximum cumulative area of 20m2; and..."		Accept
FS25.042	Kiwi Fresh Orange Company Limited		Support	The submission seeks to correct an obvious error, which is appropriate.	Allow	Allow the original submission.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS412.001	Haigh Workman Ltd		Oppose	The District Plan should contain objectives, policies and rules for stormwater management. The engineering standards is not to set these policies and rules, but to provide a means of compliance with them	Disallow	delete the reference to engineering standards as a requirement to comply with a permitted activity rule.	Reject
FS325.023	Turnstone Trust Limited		Support	The submission seeks to correct an obvious error, which is appropriate.	Allow	Allow the original submission.	Accept
S215.053	Haigh Workman Limited	IMPERMEABLE SURFACE	Support in part	The essential element of the definition of impermeable surfaces is in the heading: impermeable means creating 'a barrier to water penetration in to the ground'. The definition of Impermeable Surfaces should exclude properly designed and constructed permeable paving. We suggest a third exclusion to the definition: (iii) permeable surfacing that does not create a barrier to water entering the ground. Note: there is an error in copying the definition of impermeable surface from the Operative District Plan to the Proposed District Plan: Exclusion (i) should read 'water storage tanks occupying up to a maximum cumulative area of 20m2'	Amend exclusion (i) to 'water storage tanks occupying up to a maximum cumulative area of 20m2' Add exclusion (iii) 'permeable surfacing that does not create a barrier to water entering the ground'.		Accept in part
FS570.542	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
FS566.556	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
FS569.578	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
						inconsistent with our original submission	
S503.001	Waitangi Limited	MAINTENANCE	Not Stated	The words maintenance and repair occur in many places within the Proposed District plan. We seek clarification on whether it is the intent that in all instances where the words maintenance and repair are used in this plan that they are restricted to heritage items only.	Amend the definition of 'Maintenance' to clarify whether it is the intent that in all instances where the word 'Maintenance' is used in this plan whether it is restricted to heritage items only.		Reject
S461.005	Kingheim Limited	MAINTENANCE	Not Stated	definitions for maintenance only relate to 'heritage items'. Therefore, it is unclear whether it is intended for this rule to apply to all buildings in the CE, or just historical buildings.	amend definition to clarify whether it applies to buildings in the coastal environment		Reject
FS51.49	Heritage New Zealand Poutere Taonga		Oppose	HNZPT considers the definition as notified only relates to a heritage building.	Disallow		Accept
S502.006	Northland Planning and Development 2020 Limited	MAINTENANCE	Support in part	The words maintenance and repair occur in many places within the plan. We seek clarification on whether it is the intent that in all instances where the words maintenance and repair are used in this plan whether they are restricted to heritage items only.	Amend the definition of 'Maintenance' to clarify whether it is the intent that in all instances where the word 'Maintenance' is used in this plan whether it is restricted to heritage items only.		Reject
FS275.1	Peter and Donna Brown		Support	There needs to be clarification whether the term 'maintenance' as in the Definition section applies to every mention of maintenance in the PDP.	Allow		Reject
S561.004	Kāinga Ora Homes and Communities	MAORI LAND	Support	Provides for good development outcomes across the District, particularly enabling the use and development of Māori land which represents some 17% of land ownership in the Far North.	Retain the definition as notified		Accept
FS32.058	Jeff Kemp		Oppose	The original submission seeks to amend the FNDC in a way which changes how the FNDC has previously managed the district's natural and physical resources. The nature and scale of the outcomes sought have no supporting documents which address the appropriateness of the changes such as the costs and benefits involved. As a minimum, the submitter should have provided a s32 analysis of the proposed changes. The amenity, values and character of the district's urban areas have developed over time through various	Disallow	Disallow the original submission.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				<p>district plans. The wider community and applicants have an understanding of and have appreciated the consenting process. The original submission seeks a completely different planning framework away from an effects-based district plan and is essentially reallocating the goal posts.</p> <p>The original submission heralds the application for a private plan change which would provide the opportunity for those most affected to be involved.</p>			
FS23.276	Des and Lorraine Morrison		Support	Generally support for the reasons set out in the submission of Kāinga Ora. It is important that peoples' wellbeing, and in particular their ability to establish housing on their land is enabled. Also particularly support the changes proposed for recognition of and development on Māori land.	Allow	Allow the relief sought to the extent consistent with our primary submission	Accept
FS47.018	Our Kerikeri Community Charitable Trust		Oppose	<p>The KO submission contravenes our original submission throughout, as we are seeking a shift from the permissive approach to a more prescriptive DP supported by Master Plans for central areas and Spatial Plans (still under preparation and long overdue), while KO suggests a considerably more permissive plan.</p> <p>Our submission states "We are concerned that the PDP, as currently drafted, would support development in the form that undermines character, amenity values and other aspects of the environment that our communities value", but KO's proposals would further reduce the limited opportunity for the public to have input into resource consent applications..... etc see FS document</p>	Disallow	Disallow the entire original submission	Reject
FS348.091	Alec Brian Cox		Oppose	The submission was not made by the closing date and is therefore not a valid submission under RMA	Disallow	I seek that the whole of the submission be disallowed	Reject
S336.002	Z Energy Limited	NOISE SENSITIVE ACTIVITY	Support	Z Energy supports the definition of Noise Sensitive Activity.	Retain the definition of noise sensitive activity		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S159.017	Horticulture New Zealand	NOISE SENSITIVE ACTIVITY	Support	Agree with definition	Retain definition of 'Noise sensitive activity'		Accept in part
FS151.170	Ngāi Tukairangi No.2 Trust		Support		Allow		Accept in part
FS402.003	Te Whatu Ora - Health New Zealand		Oppose	Te Whatu Ora support the intent of the Noise Sensitive Activity definition, however seek to ensure that the terminology with respect to 'Health Facilities' is consistent throughout the plan. Amend the definition to refer to 'health care activities' and 'hospital'.	Disallow in part	Seek provision details as above	Accept in part
FS570.179	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
FS566.193	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
FS569.215	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
S416.003	KiwiRail Holdings Limited	NOISE SENSITIVE ACTIVITY	Support in part	The definition as proposed includes the relevant activities that are typically sensitive to noise, and this is supported by KiwiRail but suggested to be altered for clarification	Amend the definition of 'Noise sensitive activity' as follows: 'means buildings or land that may be affected by noise and require a higher standard of amenity. These include: - residential or living activity, including activity in visitor accommodation or retirement		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					<p>accommodation, including boarding houses, residential visitor accommodation and papakāinga; - educational facilities; - health facilities, including hospitals; - community facilities -congregation within any place of worship; and- activity at a marae Or any such alternative relief to ensure that all appropriate noise sensitive activities are covered by this definition.</p>		
<p>FS374.047</p>	<p>Waipapa Pine Limited</p>		<p>Support</p>	<p>The submission seeks to amend the definition of Noise Sensitive Activities as follows: 'means buildings or land that may be affected by noise and require a higher standard of amenity. These include: - residential or living activity, including activity in visitor accommodation or retirement accommodation, including boarding houses, residential visitor accommodation and papakainga educational facilities; - health facilities, including hospitals; - community facilities -congregation within any place of worship; andactivity at a marae. These additional items are supported to ensure that the efficient operation of the Heavy Industrial Zone is not further compromised.</p>	<p>Allow</p>	<p>allow the original submission</p>	<p>Accept in part</p>
<p>FS243.034</p>	<p>Kainga Ora Homes and Communities</p>		<p>Support in part</p>	<p>Kāinga Ora supports the proposed amendments to the definition.</p>	<p>Allow</p>	<p>Amend</p>	<p>Accept in part</p>

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS399.013	Mark and Emma Klinac		Support	These additional items are supported to ensure that the efficient operation of the Heavy Industrial Zone is not further compromised	Allow	allow the original submission	Accept in part
FS402.005	Te Whatu Ora - Health New Zealand		Support in part	Te Whatu Ora support the intent of the Noise Sensitive Activity definition, however seek to ensure that the terminology with respect to 'Health Facilities' is consistent throughout the plan. Amend the definition to refer to 'health care activities' and 'hospital'.	Disallow in part	Seek provision detail as above.	Accept in part
S331.005	Ministry of Education Te Tāhuhu o Te Mātauranga	NOISE SENSITIVE ACTIVITY	Support in part	The submitter supports the inclusion of educational facilities within the definition of Noise Sensitive Activity as it will protect them from surrounding or proposed noise activities that could disrupt a productive indoor and outdoor classroom environment. Suggest minor amendment as to be consistent with the definition of educational facility.	Amend definition of Noise Sensitive Activity as follows: Noise sensitive activity means buildings or land that may be affected by noise and require a higher standard of amenity. These include: - residential or living activities; - educational facilities; - health facilities; - community facilities; and - visitor accommodation.		Accept
FS243.033	Kainga Ora Homes and Communities		Support in part	Kāinga Ora supports the proposed amendments to the definition.	Allow in part	Amend definition of Noise Sensitive Activity	Accept in part
S489.007	Radio New Zealand	NOISE SENSITIVE ACTIVITY	Support	RNZ supports a definition for sensitive activity in the Proposed Plan. NZ notes that the definition for "noise sensitive activity" is similar to that for "sensitive activity" and queries whether the two definitions may be combined.	Retain a definition of 'sensitive activity, but consider combining the definitions for 'noise sensitive activity' and 'sensitive activity'		Reject
FS354.032	Horticulture New Zealand		Oppose	Noise sensitive activity is used differently to sensitive activity in the plan so both definitions should be retained.	Disallow	Disallow S489.007	Accept
S217.002	New Zealand Defence Force	NOISE SENSITIVE ACTIVITY	Support	The definition of Noise Sensitive Activities is considered appropriate.	Retain the definition as drafted.		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS402.004	Te Whatu Ora - Health New Zealand		Oppose	Te Whatu Ora support the intent of the Noise Sensitive Activity definition, however seek to ensure that the terminology with respect to 'Health Facilities' is consistent throughout the plan. Amend the definition to refer to 'health care activities' and 'hospital'.	Disallow in part	Seek provision detail as above.	Accept in part
S489.004	Radio New Zealand	NOISE SENSITIVE ACTIVITY	Support	No comment	Retain definition of 'noise sensitive activity'		Accept in part
FS402.006	Te Whatu Ora - Health New Zealand		Support in part	Te Whatu Ora support the intent of the Noise Sensitive Activity definition, however seek to ensure that the terminology with respect to 'Health Facilities' is consistent throughout the plan. Amend the definition to refer to 'health care activities' and 'hospital'.	Disallow in part	Accept in part	Accept in part
S438.006	New Zealand Motor Caravan Association	NOISE SENSITIVE ACTIVITY	Oppose	Camping grounds do not form part of sensitive activities as this activity is transitory in nature and provides for accommodation on a temporary basis. The effects can also be moderated through site specific management as many of the activities in a camping ground are not permanently attached to land and people can be moved easily and forewarned in the event of a risk or natural hazard.	Amend the definition of 'Noise Sensitive Activity' to include a subcategory which excludes campgrounds.		Reject
S511.010	Royal Forest and Bird Protection Society of New Zealand	OPERATIONAL NEED	Neutral	Recognize this is defined in the NPS-IB exposure draft and may yet be amended	Retain		Accept
FS164.0010	Scrumptious Fruit Trust		Support	Taupo Bay foreshore and surrounds (as well as most Northland beach areas) must be designated as a SNA. There needs to be greater recognition of beaches as primarily biodiversity habitats and secondly as passive recreational spaces, thereby recognising and ensuring stronger protections for wildlife. This will ensure various other instruments such as bylaws are adopted to meet higher standards of protection of wildlife. Dogs on leashes in beach areas will help support the Northland foreshore and biodiversity recovery.	Allow	Amend HNC overlay to include Taupo Bay; Amend provisions to require strong wildlife protection; Amend provisions to require dogs on	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				The submitter supports Taupo Bay being recognised as a high character area.		leash in beach areas; Adopt SNA and HNC provisions (inferred).	
FS369.064	Top Energy		Oppose	Top Energy considers that a new definition of operational need is required.	Disallow in part	disallow in part the original submission	Reject in part
FS570.1581	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
FS566.1595	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
FS569.1617	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
S331.006	Ministry of Education Te Tāhuhu o Te Mātauranga	OPERATIONAL NEED	Support	The submitter supports the inclusion of a definition for 'Operational Need' as it is consistent with the definitions in the National Planning Standards. In addition, at times, the Ministry and other education providers have an operational need to maintain, expand or establish educational facilities in areas prone to natural hazards to provide social infrastructure (as provided for in the new definition of additional infrastructure), for existing communities in areas susceptible to natural hazards. There are proposed provisions which relate to buildings and infrastructure which have an operational need to be established in natural hazard areas.	Retain the definition of 'Operational Need' as proposed.		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS369.060	Top Energy		Oppose	Top Energy considers that a new definition of operational need is required	Disallow in part	disallow in part the original submission	Reject in part
FS369.270	Top Energy		Support in part	Top Energy seeks to amend this objective to provide for "repair" and "maintenance"	Allow in part	Amend	Accept in part
S416.006	KiwiRail Holdings Limited	OPERATIONAL NEED	Support	KiwiRail supports the definition which enables existing investment in networks to be considered through plan policy and rules.	Retain the definition of 'Operational need'		Accept
FS369.061	Top Energy		Oppose	Top Energy considers that a new definition of operational need is required.	Disallow in part	disallow in part the original submission	Reject in part
S442.030	Kapiro Conservation Trust	OPERATIONAL NEED	Neutral	Recognize this is defined in the NPS-IB exposure draft and may yet be amended.	Retain definition.		Accept
FS369.062	Top Energy		Oppose	Top Energy considers that a new definition of operational need is required.	Disallow in part	disallow in part the original submission	Reject in part
FS570.1726	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept
FS346.641	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS and Part 2 of the RMA and the NPS IB. Forest & Bird supports the full submission other than where the relief sought would conflict with that sought in Forest & Birds submission.	Allow	Allow the original submission	Accept
S454.006	Transpower New Zealand Ltd	OPERATIONAL NEED	Support	Transpower supports the inclusion of this definition in the FNPDP.	Retain the definition of OPERATIONAL NEED.		Accept
FS369.063	Top Energy		Oppose	Top Energy considers that a new definition of operational need is required.	Disallow in part	disallow in part the original submission	Reject in part
S512.006	Fire and Emergency New Zealand	OPERATIONAL NEED	Support	The ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health, safety and wellbeing of people and the community. Fire stations therefore need to be strategically located within and throughout communities to maximise their	retain definition operational need		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation	
				coverage and response times so that we can efficiently and effectively respond to emergency call outs in a timely way, thus avoiding or mitigating the potential for adverse effects associated with fire hazard and other emergencies.			
FS369.065	Top Energy		Oppose	Top Energy considers that a new definition of operational need is required.	Disallow in part	disallow in part the original submission	Reject in part
S355.002	Wakaiti Dalton	PAPAKĀINGA	Support in part	We support the inclusive intention of this definition, however, it is concerned that the broadness and reference to undefined terms make it unclear and may make it challenging to determine whether it is a permitted activity or not. Undefined terms include: - Social activity; - Cultural activity; and - Economic activity. This issue may be resolved by nesting tables, however, we seek that FNDC refine the definition for "papakāinga" to ensure clear and consistent application and interpretation of the activity and definition.	Amend the term Papakāinga to remove vague terminology as follows: "means an activity undertaken to support traditional Māori cultural living for tangata whenua residing in the Far North District on: 1.Māori land; 2.Treaty Settlement Land; 3.Land which is the subject of proceedingsbefore the Māori land court to convert theland to Māori land; or 4.General land owned by Māori where itcan be demonstrated that there is anancestral link identified. Papakāinga may include (but is not limited to) residential, social , Māori cultural, economic-commercial conservation and recreation activities, marae, wahi tapu and urupa	Accept	
S486.031	Te Rūnanga o Whaingaroa	PAPAKĀINGA	Support	Te Rūnanga o Whaingaroa works with the housing sector and stakeholders to co-ordinate better housing resources to address whānau and hapū housing needs. Wider consideration of Social and Emergency Housing needs to be included within the definition of Papakāinga.	Amend the definition of 'Papakāinga' to include Social Housing and Emergency Housing	Accept in part	
S339.003	Te Aupōuri Commercial Development Ltd	PAPAKĀINGA	Support	TACDL supports the inclusive intention of this definition, however, it is concerned that the broadness and reference to undefined terms make it unclear and may make it challenging to determine whether it is a permitted activity or not. Undefined terms include: - Social activity; - Cultural activity; and	Amend the term Papakāinga to remove vague terminology as follows: means an activity undertaken to support traditional Māori cultural living for tangata whenua residing in the Far North District on: 1.Māori land; 2.Treaty Settlement Land;	Accept	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				- Economic activity. This issue may be resolved by nesting tables, however, TACDL seek that FNDC refine the definition for "papakāinga" to ensure clear and consistent application and interpretation of the activity and definition.	3.Land which is the subject ofproceedings before the Māori landcourt to convert the land to Māoriland; or 4.General land owned by Māori whereit can be demonstrated that there isan ancestral link identified. Papakāinga may include (but is not limited to) residential, social, Māori, cultural, economic commercial, conservation and recreation activities, marae, wāhi tapu and urupā		
S498.022	Te Rūnanga Ā Iwi O Ngapuhi	PAPAKĀINGA	Support	The submitter considers that the definition of Papakāinga should be broadened as the submitter works with the housing sector and stakeholders to co-ordinate better housing resources to address whānau and hapū housing needs. Wider consideration of Social and Emergency Housing needs to be included within the definition of Papakāinga.	Amend the definition of Papakāinga to include Social Housing and Emergency Housing		Accept in part
FS151.63	Ngāi Tukairangi No.2 Trust		Support		Allow		Accept in part
FS23.190	Des and Lorraine Morrison		Support	It is important that provisions are consistent with Treaty principles and recognise and provide for Māori interests, including (but not limited to) appropriate economic development of their land.	Allow	Allow the relief sought to the extent consistent with our primary submission	Accept in part
S561.005	Kāinga Ora Homes and Communities	PAPAKĀINGA	Support	Provides for good development outcomes across the District, particularly enabling the use and development of Māori land which represents some 17% of land ownership in the Far North.	Retain the definition as notified		Accept in part
FS32.059	Jeff Kemp		Oppose	The original submission seeks to amend the FNDC in a way which changes how the FNDC has previously managed the district's natural and physical resources. The nature and scale of the outcomes sought have no supporting documents which address the appropriateness of the changes such as the costs and benefits involved. As a minimum, the submitter should have provided a s32 analysis of the proposed changes.	Disallow	Disallow the original submission.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				<p>The amenity, values and character of the district's urban areas have developed over time through various district plans. The wider community and applicants have an understanding of and have appreciated the consenting process. The original submission seeks a completely different planning framework away from an effects-based district plan and is essentially reallocating the goal posts.</p> <p>The original submission heralds the application for a private plan change which would provide the opportunity for those most affected to be involved.</p>			
FS23.277	Des and Lorraine Morrison		Support	Generally support for the reasons set out in the submission of Kāinga Ora. It is important that peoples' wellbeing, and in particular their ability to establish housing on their land is enabled. Also particularly support the changes proposed for recognition of and development on Māori land.	Allow	Allow the relief sought to the extent consistent with our primary submission	Accept
FS47.019	Our Kerikeri Community Charitable Trust		Oppose	<p>The KO submission contravenes our original submission throughout, as we are seeking a shift from the permissive approach to a more prescriptive DP supported by Master Plans for central areas and Spatial Plans (still under preparation and long overdue), while KO suggests a considerably more permissive plan.</p> <p>Our submission states "We are concerned that the PDP, as currently drafted, would support development in the form that undermines character, amenity values and other aspects of the environment that our communities value", but KO's proposals would further reduce the limited opportunity for the public to have input into resource consent applications..... etc see FS document</p>	Disallow	Disallow the entire original submission	Reject
FS348.092	Alec Brian Cox		Oppose	The submission was not made by the closing date and is therefore not a valid submission under RMA	Disallow	I seek that the whole of the submission be disallowed	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S390.021	Te Runanga o Ngai Takoto Trust	PAPAKĀINGA	Support	The submitter considers that the definition of Papakāinga should be broadened as the submitter works with the housing sector and stakeholders to co-ordinate better housing resources to address whānau and hapū housing needs. Wider consideration of Social and Emergency Housing needs to be included within the definition of Papakāinga.	Amend the definition of Papakāinga to include Social Housing and Emergency Housing		Accept in part
FS243.043	Kainga Ora Homes and Communities		Oppose	Kāinga Ora supports District Plan provisions that provide for a range of residential activities and housing choices. Public housing or any other form of residential activity should be singled out due to the tenancy make-up; all forms of housing are residential activity and remain as residential activity.	Disallow	Disallow	Reject in part
S160.001	Manulife Forest Management (NZ) Ltd	PLANTATION FORESTRY	Support	The submitter supports the definition of Plantation Forestry as it is consistent with the NES PF and as suggested in the NPS using the definition from Part 1 of the NES PF would provide certainty.	Retain the definition of Plantation Forestry.		Reject
FS346.571	Royal Forest and Bird Protection Society of New Zealand Inc.		Oppose	The amendments sought will result in a loss of indigenous biodiversity values which is inconsistent with council's functions and responsibilities under section 31(1)(b)(iii) and Section 6 the RMA and do not give effect to the RPS, NPSFM, NPSIB and the NZCPS. Loss of natural character, coastal environment values and the values of outstanding landscapes could also result.	Disallow	Disallow the original submission	Accept in part
S182.009	NZ Agricultural Aviation Association	PLANTATION FORESTRY ACTIVITY	Support in part	Seek inclusion of agricultural aviation for forestry activities as it is not included as part of the NES-PF	Amend the definition of Plantation Forestry Activity to include Agricultural Aviation Activities		Reject
FS176.13	Summit Forests New Zealand Limited		Support	As set out in the original submission	Allow		Reject
FS184.50	Richard Milner		Support		Allow		Reject
S160.002	Manulife Forest Management (NZ) Ltd	PLANTATION FORESTRY ACTIVITY	Support	The submitter supports the definition of Plantation Forestry Activities as it is consistent with the NES PF and as suggested in the NPS using the definition from Part 1 of the NES PF would provide certainty.	Retain the definition of Plantation Forestry Activities.		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS346.572	Royal Forest and Bird Protection Society of New Zealand Inc.		Oppose	The amendments sought will result in a loss of indigenous biodiversity values which is inconsistent with council's functions and responsibilities under section 31(1)(b)(iii) and Section 6 the RMA and do not give effect to the RPS, NPSFM, NPSIB and the NZCPS. Loss of natural character, coastal environment values and the values of outstanding landscapes could also result.	Disallow	Disallow the original submission	Reject
S511.011	Royal Forest and Bird Protection Society of New Zealand	PROSPECTING	Neutral	This is the same or similar to the definition found in the Crown Minerals Act 1991. There is a cross reference for all of the definitions that are the same as the RMA, query why there is no cross reference to the Crown Minerals Act. Note definition for mining refers to the Crown Minerals Act	Amend to consider cross-referencing Crown Minerals Act		Reject
FS164.011	Scrumptious Fruit Trust		Support	<p>Taupo Bay foreshore and surrounds (as well as most Northland beach areas) must be designated as a SNA. There needs to be greater recognition of beaches as primarily biodiversity habitats and secondly as passive recreational spaces, thereby recognising and ensuring stronger protections for wildlife. This will ensure various other instruments such as bylaws are adopted to meet higher standards of protection of wildlife. Dogs on leashes in beach areas will help support the Northland foreshore and biodiversity recovery.</p> <p>The submitter supports Taupo Bay being recognised as a high character area.</p>	Allow	Amend HNC overlay to include Taupo Bay; Amend provisions to require strong wildlife protection; Amend provisions to require dogs on leash in beach areas; Adopt SNA and HNC provisions (inferred).	Reject
FS570.1582	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
FS566.1596	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
						our original submission	
FS569.1618	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
S442.031	Kapiro Conservation Trust	PROSPECTING	Neutral	This is the same or similar to the definition found in the Crown Minerals Act 1991. There is a cross reference for all of the definitions that are the same as the RMA, query why there is no cross reference to the Crown Minerals Act. Note definition for mining refers to the Crown Minerals Act.	Amend to consider cross-referencing Crown Minerals Act.		Reject
FS570.1727	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Reject
FS346.642	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS and Part 2 of the RMA and the NPS IB. Forest & Bird supports the full submission other than where the relief sought would conflict with that sought in Forest & Birds submission.	Allow	Allow the original submission	Reject
S511.012	Royal Forest and Bird Protection Society of New Zealand	QUARRY	Support in part	No entirely clear why the term "permanent" is used and whether it adds any clarity to the definition. Consider the term could confusion to plan users and use of the term may have unintended consequences	Delete "permanent" from the definition		Reject
FS164.012	Scrumptious Fruit Trust		Support	Taupo Bay foreshore and surrounds (as well as most Northland beach areas) must be designated as a SNA. There needs to be greater recognition of beaches as primarily biodiversity habitats and secondly as passive recreational spaces, thereby recognising and ensuring stronger protections for wildlife. This will ensure various other instruments such as bylaws are adopted to meet higher standards of protection of wildlife. Dogs on leashes in beach areas will helps support the Northland foreshore and biodiversity recovery. The submitter supports Taupo Bay being recognised as a high character area.	Allow	Amend HNC overlay to include Taupo Bay; Amend provisions to require strong wildlife protection; Amend provisions to require dogs on leash in beach areas; Adopt	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
						SNA and HNC provisions (inferred).	
FS570.1583	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
FS566.1597	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
FS569.1619	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
S421.010	Northland Federated Farmers of New Zealand	QUARRY	Support in part	Federated Farmers supports the inclusion of definitions for quarry and quarrying activities in the proposed district plan. The definitions are clear, concise, and easy to understand. It would be appropriate to add to both definitions that farm quarries are excluded from them so that there is an appropriate cross reference between the definitions.	Amend the definition of 'Quarry' to insert the following at the end of the definition: This definition specifically excludes farm quarries and their activities		Reject
FS570.1242	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS346.244	Royal Forest and Bird Protection Society of New Zealand Inc.		Oppose	The amendments sought will result in a loss of indigenous biodiversity values which is inconsistent with council's functions and responsibilities under section 31(1)(b)(iii) and Section 6 the RMA and do not give effect to the RPS, NPSFM, NPSIB and the NZCPS.	Disallow	Disallow the original submission	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS566.1256	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS569.1278	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
S442.032	Kapiro Conservation Trust	QUARRY	Support in part	No entirely clear why the term "permanent" is used and whether it adds any clarity to the definition. Consider the term could confusion to plan users and use of the term may have unintended consequences.	Delete "permanent" from the definition.		Reject
FS570.1728	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Reject
FS346.643	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS and Part 2 of the RMA and the NPS IB. Forest & Bird supports the full submission other than where the relief sought would conflict with that sought in Forest & Birds submission.	Allow	Allow the original submission	Reject
S421.011	Northland Federated Farmers of New Zealand	QUARRYING ACTIVITIES	Support in part	Federated Farmers supports the inclusion of definitions for quarry and quarrying activities in the proposed district plan. The definitions are clear, concise, and easy to understand. It would be appropriate to add to both definitions that farm quarries are excluded from them so that there is an appropriate cross reference between the definitions.	Amend the definition of 'Quarrying activities' to insert the following at the end of the definition: This definition specifically excludes farm quarries and their activities		Reject
FS570.1243	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS346.245	Royal Forest and Bird Protection Society of New Zealand Inc.		Oppose	The amendments sought will result in a loss of indigenous biodiversity values which is inconsistent with council's functions and responsibilities under section 31(1)(b)(iii) and Section 6 the RMA and do not give effect to the RPS, NPSFM, NPSIB and the NZCPS.	Disallow	Disallow the original submission	Accept
FS566.1257	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS569.1279	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
S160.007	Manulife Forest Management (NZ) Ltd	QUARRYING ACTIVITIES	Support	The submitter supports the definition of Quarrying Activities as it is clear and provides certainty.	Retain definition of Quarrying Activities as currently written.		Accept
FS346.577	Royal Forest and Bird Protection Society of New Zealand Inc.		Oppose	The amendments sought will result in a loss of indigenous biodiversity values which is inconsistent with council's functions and responsibilities under section 31(1)(b)(iii) and Section 6 the RMA and do not give effect to the RPS, NPSFM, NPSIB and the NZCPS. Loss of natural character, coastal environment values and the values of outstanding landscapes could also result.	Disallow	Disallow the original submission	Reject
S502.008	Northland Planning and Development 2020 Limited	RECESSION PLANE	Support in part	Have included 'structure' within this such that it is clear that consent is triggered if a structure protrudes through the recession plane in any given zone.	Amend the definition of Recession Plane: means a plane inclined at a certain degree angle from a site boundary towards the interior of a site through which no part of a building or structure , unless otherwise specified, may protrude subject to the relevant 'Height to boundary' rule.		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S158.004	Ara Poutama Aotearoa the Department of Corrections	REGIONALLY SIGNIFICANT INFRASTRUCTURE	Support	The definition identifies the Northland Region Corrections Facility as a piece of regionally significant infrastructure. Northland Region Corrections Facility is an essential piece of social infrastructure. It enables people and communities to provide for their social and cultural well-being and for their health and safety.	Retain the definition of "regionally significant infrastructure".		Accept
FS369.066	Top Energy		Support	Top Energy also supports the retention of this definition.	Allow	Allow the original submission	Accept
S416.007	KiwiRail Holdings Limited	REGIONALLY SIGNIFICANT INFRASTRUCTURE	Support	KiwiRail support the reference to Regionally Significant Infrastructure. This includes the rail network through FNDC and its associated facilities including depots and yards	Retain the definition of 'Regionally significant infrastructure'		Accept
FS369.067	Top Energy		Support	Top Energy also supports the retention of this definition.	Allow	Allow the original submission	Accept
S454.007	Transpower New Zealand Ltd	REGIONALLY SIGNIFICANT INFRASTRUCTURE	Support	Transpower supports the inclusion of this definition in the FNPDP.	Retain the definition of REGIONALLY SIGNIFICANT INFRASTRUCTURE.		Accept
FS369.068	Top Energy		Support	Top Energy also supports the retention of this definition.	Allow	Allow the original submission	Accept
S489.005	Radio New Zealand	REGIONALLY SIGNIFICANT INFRASTRUCTURE	Support	RNZ strongly supports the recognition of its assets as regionally significant infrastructure and considers definition would include RNZ's Facilities.	Retain definition of 'regionally significant infrastructure'		Accept
FS369.069	Top Energy		Support	Top Energy also supports the retention of this definition.	Allow	Allow the original submission	Accept
S483.013	Top Energy Limited	REGIONALLY SIGNIFICANT INFRASTRUCTURE	Support	Top Energy supports this definition as worded.	Retain the definition of 'Regionally Significant Infrastructure'		Accept
FS345.064	Ngawha Generation Limited		Support	NGL is a subsidiary of Top Energy Limited. NGL supports all submission points made by Top Energy.	Allow	Allow all of the relief sought by Top Energy Limited in its	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					submission (S483).	
S503.002	Waitangi Limited	REPAIR	Not Stated	The words maintenance and repair occur in many places within the Proposed District plan. We seek clarification on whether it is the intent that in all instances where the words maintenance and repair are used in this plan that they are restricted to heritage items only. The definition of 'Repair' includes a typo and requires a spacing between the words 'have' and 'been'	Amend the definition of 'Repair' to clarify whether it is the intent that in all instances where the word 'Repair' is used in this plan whether it is restricted to heritage items only. Insert a spacing between the words 'have' and 'been' with the definition of 'Repair'	Accept in part
S461.004	Kingheim Limited	REPAIR	Not Stated	definitions for 'repair only relate to 'heritage items'. Therefore, it is unclear whether it is intended for this rule to apply to all buildings in the CE, or just historical buildings.	amend definition to clarify whether it applies to buildings in the coastal environment	Reject
FS51.48	Heritage New Zealand Poutere Taonga		Oppose	HNZPT considers the definition as notified only relates to a heritage building.	Disallow	Accept
S502.009	Northland Planning and Development 2020 Limited	REPAIR	Support in part	The words maintenance and repair occur in many places within the plan. We seek clarification on whether it is the intent that in all instances where the words maintenance and repair are used in this plan whether they are restricted to heritage items only. A space has been included between the words 'have' and 'been' which is a typo.	Amend the definition of Repair to: clarify whether it is the intent that in all instances where the words maintenance and repair are used in this plan whether they are restricted to heritage items only insert a space between the words 'have' and 'been'	Accept in part
FS275.2	Peter and Donna Brown		Support	There needs to be clarification whether the term 'repair' as in the Definition section applies to every mention of repair in the PDP.	Allow	Accept in part
S502.109	Northland Planning and Development 2020 Limited	REPAIR	Not Stated	The words maintenance and repair occur in many places within the Proposed District plan. We seek clarification on whether it is the intent that in all instances where the words maintenance and repair are used in this plan that they are restricted to heritage items only.	Amend the definition of 'Repair' to clarify whether it is the intent that in all instances where the word 'Repair' is used in this plan whether it is restricted to heritage items only.	Reject
FS275.3	Peter and Donna Brown		Support	There needs to be clarification whether the terms 'maintenance' and 'repair' as in the Definition section apply to every mention of maintenance and / or repair in the PDP.	Allow	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S511.013	Royal Forest and Bird Protection Society of New Zealand	RESIDUAL ADVERSE EFFECT	Neutral		Retain definition		Accept
FS164.013	Scrumptious Fruit Trust		Support	<p>Taupo Bay foreshore and surrounds (as well as most Northland beach areas) must be designated as a SNA. There needs to be greater recognition of beaches as primarily biodiversity habitats and secondly as passive recreational spaces, thereby recognising and ensuring stronger protections for wildlife. This will ensure various other instruments such as bylaws are adopted to meet higher standards of protection of wildlife. Dogs on leashes in beach areas will help support the Northland foreshore and biodiversity recovery.</p> <p>The submitter supports Taupo Bay being recognised as a high character area.</p>	Allow	Amend HNC overlay to include Taupo Bay; Amend provisions to require strong wildlife protection; Amend provisions to require dogs on leash in beach areas; Adopt SNA and HNC provisions (inferred).	Accept
FS570.1584	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
FS566.1598	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
FS569.1620	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S364.017	Director-General of Conservation (Department of Conservation)	RESIDUAL ADVERSE EFFECT	Support	The Director-General supports the definition of Residual Adverse Effect.	Retain the definition of Residual Adverse Effect.		Accept
FS570.1098	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
FS346.157	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS, Part 2 of the RMA, and the NPSIB. Forest & Bird supports the full submission of the Director General for Conservation other than where the relief sought would conflict with that sought in Forest & Bird's submission.	Allow	Allow the original submission	Accept
FS566.1112	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
FS569.1134	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept
S442.033	Kapiro Conservation Trust	RESIDUAL ADVERSE EFFECT	Support in part	No reason stated.	Retain definition.		Accept
FS570.1729	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept
FS346.644	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS and Part 2 of the RMA and the NPS IB. Forest & Bird supports the full submission other than where the relief sought would conflict with that sought in Forest & Birds submission.	Allow	Allow the original submission	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S165.003	Arvida Group Limited	RETIREMENT VILLAGE	Support	The definition recognises that on-site healthcare and communal facilities are integral to the operation of a modern retirement village. This recognition allows retirement village proposals to be considered holistically and avoids the need to arbitrarily break down a retirement village into "residential" and "non-residential" components.	retain the definition of "retirement village".		Accept
S148.023	Summit Forests New Zealand Limited	RIVER	Oppose	The RMA definition of river would capture dry valley bottoms that only become wet and/or flow during heavy rain and fail to provide for all primary production activity.	Amend the definition of River to read " to "means a continually flowing body of fresh water; and includes a stream and..... " or words of like effect		Reject
FS346.529	Royal Forest and Bird Protection Society of New Zealand Inc.		Oppose	The amendments sought will result in a loss of indigenous biodiversity values which is inconsistent with council's functions and responsibilities under section 31(1)(b)(iii) and Section 6 the RMA and do not give effect to the RPS, NPSFM, NPSIB and the NZCPS. Loss of natural character, coastal environment values and the values of outstanding landscapes could also result.	Disallow	Disallow the original submission	Accept
FS566.135	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
S438.004	New Zealand Motor Caravan Association	SENSITIVE ACTIVITY	Oppose	The definition is inconsistent with the effects-based approach required by Part 2 of the RMA.	Amend the definition of 'Sensitive Activity' to include a set of criteria which defines why and how an un-named activity may be sensitive.		Reject
S438.005	New Zealand Motor Caravan Association	SENSITIVE ACTIVITY	Oppose	Camping grounds do not form part of sensitive activities as this activity is transitory in nature and provides for accommodation on a temporary basis. The effects can also be moderated through site specific management as many of the activities in a camping ground are not permanently attached to land and people can be moved easily and forewarned in the event of a risk or natural hazard.	Amend the definition of 'Sensitive Activity' to include a subcategory that excludes campgrounds.		Reject
S399.003	Te Hiku Iwi Development Trust	SENSITIVE ACTIVITY	Not Stated	The definition of Sensitive Activities should include sites of significance to tangata whenua other than marae.	Amend point f of the definition of sensitive activity as follows:		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation	
					f) Marae or other culturally sensitive sites; or		
S489.006	Radio New Zealand	SENSITIVE ACTIVITY	Support	RNZ supports a definition for sensitive activity in the Proposed Plan. NZ notes that the definition for "noise sensitive activity" is similar to that for "sensitive activity" and queries whether the two definitions may be combined.	Retain a definition of 'sensitive activity', but consider combining the definitions for 'noise sensitive activity' and 'sensitive activity'	Reject	
S454.013	Transpower New Zealand Ltd	SENSITIVE ACTIVITY	Not Stated	Transpower considers that the definition of sensitive activities could be amended to avoid any potential confusion	Amend the definition of SENSITIVE ACTIVITY as follows: SENSITIVE ACTIVITY means: a. Residential activities; b. Education facilities and preschools; c. Guest and visitor accommodation; d. Health care facilities which include accommodation for overnight care; e. Hospital; f. Marae; or g. Place of assembly. except that; iii. subclause f. above is not applicable in relation to electronic transmission. iv. subclause g. above is not applicable in relation to noise or electronic transmission In relation to electricity transmission, has the same meaning as sensitive activities in the National Policy Statement on Electricity Transmission (2008); includes schools, residential buildings and hospitals	Accept	
FS243.037	Kainga Ora Homes and Communities		Support	Kāinga Ora generally supports the proposed amendments.	Allow	Amend	Accept
FS354.034	Horticulture New Zealand		Oppose	The notified definition is consistent with the NPSET definition for electricity transmission.	Disallow	Disallow S454.013	Reject
S331.007	Ministry of Education Te Tāhuhu o Te Mātauranga	SENSITIVE ACTIVITY	Support in part	The submitter supports the inclusion of educational facilities in the definition of Sensitive Activity which aims to protect educational facilities. However, the submitter recommends removing 'pre-schools' as childcare services are included within the definition of	Amend the definition of Sensitive Activity as follows: Sensitive activity 1. means:	Accept in part	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				educational facilities, and the minor amendment of educational facilities to be consistent with the definition of same.	a) Residential activities; b) Educational facilities and preschools ; c) Guest and visitor accommodation; d) Health care facilities which include accommodation for overnight care; e) Hospital; f) Marae; or g) Place of assembly. except that; iii. subclause f. above is not applicable in relation to electronic transmission. iv. subclause g. above is not applicable in relation to noise or electronic transmission 2. In relation to electricity transmission, has the same meaning as sensitive activities in the National Policy Statement on Electricity Transmission (2008): includes educational facilities schools , residential buildings and hospitals		
FS548.070	Northland Federated Farmers of New Zealand Inc		Oppose	The placement of a sensitive activity in a rural production zone needs to be clearly thought out. The new provision sought by the submitter may have unintended consequences on existing, lawfully established rural production activities.	Disallow	Decline the relief sought.	Accept in part
S55.011	New Zealand Pork Industry Board	SENSITIVE ACTIVITY	Support in part	The plan and RPZ rule structure would benefit from the inclusion of a definition of Sensitive Activity which	amend definition to ensure definition of sensitive activity covers activities that are sensitive to the effects of primary production in		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				covers activities (some of which are proposed to be permitted) sensitive to the effects of primary production	the RPZ. E.g.: 1.means: a.Residential activities; b.Education facilities and preschools; c.Guest and visitor accommodation; d.Health care facilities which include accommodation for overnight care; e.Hospital f.Marae; or g.Place of assembly. h.Home business i.Recreational activity j.Commercial activity k.Community facility l.Service activity		
FS354.033	Horticulture New Zealand		Support	The additions to the definition are supported.	Allow	Allow S55.011	Reject
FS402.007	Te Whatu Ora - Health New Zealand		Support in part	Te Whatu Ora support the intent of the Noise Sensitive Activity definition, however seek to ensure that the terminology with respect to 'Health Facilities' is consistent throughout the plan. Amend the definition to refer to 'health care activities' and 'hospital'.	Disallow in part	Seek provision detail as above.	Accept in part
S399.002	Te Hiku Iwi Development Trust	SENSITIVE ENVIRONMENT	Not Stated	Point 3 of the definition of Sensitive Environment (inferred) is as follows: "Scheduled site and area of significance to Māori". This definition does not recognise that many sites of significance to Māori are not mapped or otherwise identified. There are many reasons why the location of sites may not be shared.	Amend point 3 of the definition of Sensitive Environment as follows; Scheduled site and/or area of significance to Māori;		Reject
S159.021	Horticulture New Zealand	SENSITIVE ENVIRONMENT	Support in part	The definition includes an area within 100m setback from the edge of a surface water body. The margins of wetlands, rivers and lakes is set at 30m so the 100m is inconsistent with that approach when applied for natural character purposes.	Amend definition of 'Sensitive environment' as follows: means: 1. The coastal environment;		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					2. An outstanding natural feature or landscape; 3. Scheduled site and area of significance to Māori; 4. Significant natural areas; 5. River flood hazard areas; 6. Coastal hazard areas; 7. Scheduled heritage resource; and 8. The area within a 100m 30m setback from the edge of a surface water body.		
FS151.174	Ngāi Tukairangi No.2 Trust		Support		Allow		Reject
FS534.004	Waiaua Bay Farm Limited		Support	WBFL agrees with Horticulture NZ that the inconsistency noted needs to be resolved.	Allow	allow original submission	Reject
FS346.002	Royal Forest and Bird Protection Society of New Zealand Inc.		Oppose	The amendment sought does not adequately protect surface water bodies.	Disallow	disallow the original submission	Accept
FS570.183	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS566.197	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS569.219	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S121.005	Lynley Newport	SENSITIVE ENVIRONMENT	Support in part	I think Council is getting a little carried away to include in a definition of "sensitive environment" anything within 100m setback from the edge of a surface water body.	Amend definition of "sensitive environment" by deleting item 8.		Reject
FS172.209	Audrey Campbell-Frear		Support	For the reasons set out in this primary submission.	Allow		Reject
FS196.79	Joe Carr		Support	tautoko	Allow		Reject
S511.015	Royal Forest and Bird Protection Society of New Zealand	SENSITIVE ENVIRONMENT	Support		Retain		Accept in part
FS164.015	Scrumptious Fruit Trust		Support	<p>Taupo Bay foreshore and surrounds (as well as most Northland beach areas) must be designated as a SNA. There needs to be greater recognition of beaches as primarily biodiversity habitats and secondly as passive recreational spaces, thereby recognising and ensuring stronger protections for wildlife. This will ensure various other instruments such as bylaws are adopted to meet higher standards of protection of wildlife. Dogs on leashes in beach areas will help support the Northland foreshore and biodiversity recovery.</p> <p>The submitter supports Taupo Bay being recognised as a high character area.</p>	Allow	Amend HNC overlay to include Taupo Bay; Amend provisions to require strong wildlife protection; Amend provisions to require dogs on leash in beach areas; Adopt SNA and HNC provisions (inferred).	Accept in part
FS570.1586	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Accept in part
FS566.1600	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS569.1622	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept in part
S442.035	Kapiro Conservation Trust	SENSITIVE ENVIRONMENT	Support	No reason stated.	Retain definition.		Accept in part
FS570.1731	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept in part
FS346.646	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS and Part 2 of the RMA and the NPS IB. Forest & Bird supports the full submission other than where the relief sought would conflict with that sought in Forest & Birds submission.	Allow	Allow the original submission	Accept in part
S159.022	Horticulture New Zealand	SHELTERBELTS	Support in part	Shelterbelts can also be used to mitigate potential spray drift from agrichemical use (refer to effective shelter definition in Northland Regional Plan)	Amend the definition of 'Shelterbelts' as follows: means any trees planted primarily to provide shelter for stock, crops or buildings from the prevailing wind(s) or to mitigate potential spray drift from agricultural applications.		Accept
FS151.175	Ngāi Tukairangi No.2 Trust		Support		Allow		Accept
FS151.176	Ngāi Tukairangi No.2 Trust		Support		Allow		Accept
FS570.184	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject
FS566.198	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
						inconsistent with our original submission
FS569.220	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission
S502.011	Northland Planning and Development 2020 Limited	STRUCTURE	Support in part	While we acknowledge that this is a National Template Definition clarity is sought on whether this definition now captures items such as fences and stock fences, lighting poles, flag poles, footpaths and paving. It is noted that zone rules do not exclude these items and similar structures.	Amend the definition of Structure to clarify whether this definition now captures items such as fences and stock fences, lighting poles, flag poles, footpaths and paving. In the event that these structures are captured we seek the relief that items such as fences/stock fences, foot paths and paving and other similar structures are excluded from rules such as setback from boundaries and setback from water.	Reject
S503.005	Waitangi Limited	STRUCTURE	Not Stated	While we acknowledge that this is a National Template Definition, clarity is sought on whether this definition now captures items such as fences and stock fences, lighting poles, flag poles, footpaths and paving. It is noted that zone rules do not exclude these items and similar structures.	Amend the definition of 'Structure' to clarify whether this definition now captures items such as fences and stock fences, lighting poles, flag poles, footpaths and paving. In the event that these structures are captured we seek the relief that items such as fences/stock fences, foot paths and paving and other similar structures are excluded from rules such as setback from boundaries and setback from water.	Reject
S158.006	Ara Poutama Aotearoa the Department of Corrections	SUPPORTED RESIDENTIAL CARE ACTIVITY	Neutral	The definition of "residential activity" entirely captures supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama. That is, supported and transitional accommodation activities use "land and building(s) for people's living accommodation" (as per the definition of "residential activity"). As such, there is no need for a separate and standalone definition of "supported residential care activity" and the associated provisions applying to such throughout the PDP.	Remove the definition of "supported residential care activity", and the associated provisions applying to such throughout the PDP. BUT - If Council are to retain the "supported residential care activity" definition and the associated PDP provisions, then the wording of the definition should be retained as notified.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				However, should Council see it as being absolutely necessary to implement the separate definition of "supported residential care activity", and the associated provisions throughout the PDP, then the wording of the definition should be retained as notified.			
S159.023	Horticulture New Zealand	SURFACE WATER BODY	Oppose	A surface water body should not include artificial watercourses including irrigation canals, water supply race or farm drainage canals which are not classed as waterbodies in the RMA as they are excluded in the definition of river	Amend the definition of 'Surface water body' as follows: means any water body the surface of which is above ground, and includes wetlands but excludes artificial watercourses including irrigation canals, water supply race or farm drainage canals.		Accept in part
FS151.177	Ngāi Tukairangi No.2 Trust		Support		Allow		Accept in part
FS570.185	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
FS566.199	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
FS569.221	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
S217.001	New Zealand Defence Force	TEMPORARY MILITARY TRAINING ACTIVITY	Support	The definition in the Proposed Plan is consistent with the definition in the National Planning Standards, which is appropriate.	Retain the definition as drafted.		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S425.003	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust	THREE WATERS INFRASTRUCTURE	Support	PHTTCCT support this definition because it incorporates additional planned infrastructure that may not be mapped. When paired with appropriate provisions, this is considered to be a useful way to future proof the plan as Council development strategic and spatial direction.	retain definition of three waters infrastructure as notified		Accept
S359.037	Northland Regional Council	THREE WATERS INFRASTRUCTURE	Support in part	The definition only applies to council owned infrastructure. Suggest future-proofing this given the three waters reform as these services are likely to be owned and operated by 'three waters water entities' in the medium term (potable, wastewater and stormwater systems). The definition should consider those used in the Water Services Bill and refer to networks available for connection to private property. This definition needs to be considered carefully in light of the rules which then apply, for example CE-P5.	Amend the definition of 'Three waters infrastructure' to make provision for infrastructure that is not owned by council.		Reject
FS25.041	Kiwi Fresh Orange Company Limited		Support	The amendment provides appropriate clarification and future-proofs the definition against likely changes to local government services.	Allow	Allow the original submission.	Reject
FS325.022	Turnstone Trust Limited		Support	The amendment provides appropriate clarification and future-proofs the definition against likely changes to local government services.	Allow	Allow the original submission.	Reject
FS570.1073	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
FS346.498	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS and Part 2 of the RMA and the NPS IB.Forest & Bird supports the full submission other than where the relief sought would conflict with that sought in Forest & Birds submission	Allow	Allow the original submission	Reject
FS566.1087	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
						our original submission	
FS569.1109	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
S561.006	Kāinga Ora Homes and Communities	TRANSPORT INFRASTRUCTURE	Support	Provides for good development outcomes across the District, particularly enabling the use and development of Māori land which represents some 17% of land ownership in the Far North.	Retain the definition as notified		Accept
FS32.060	Jeff Kemp		Oppose	<p>The original submission seeks to amend the FNDC in a way which changes how the FNDC has previously managed the district's natural and physical resources. The nature and scale of the outcomes sought have no supporting documents which address the appropriateness of the changes such as the costs and benefits involved. As a minimum, the submitter should have provided a s32 analysis of the proposed changes.</p> <p>The amenity, values and character of the district's urban areas have developed over time through various district plans. The wider community and applicants have an understanding of and have appreciated the consenting process. The original submission seeks a completely different planning framework away from an effects-based district plan and is essentially reallocating the goal posts.</p> <p>The original submission heralds the application for a private plan change which would provide the opportunity for those most affected to be involved.</p>	Disallow	Disallow the original submission.	Reject
FS111.019	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (PHTTCCT)		Support	PHTTCCT also support the retention of this definition	Allow	allow the original submission	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS23.278	Des and Lorraine Morrison		Support	Generally support for the reasons set out in the submission of Kāinga Ora. It is important that peoples' wellbeing, and in particular their ability to establish housing on their land is enabled. Also particularly support the changes proposed for recognition of and development on Māori land.	Allow	Allow the relief sought to the extent consistent with our primary submission	Accept
FS47.020	Our Kerikeri Community Charitable Trust		Oppose	The KO submission contravenes our original submission throughout, as we are seeking a shift from the permissive approach to a more prescriptive DP supported by Master Plans for central areas and Spatial Plans (still under preparation and long overdue), while KO suggests a considerably more permissive plan. Our submission states "We are concerned that the PDP, as currently drafted, would support development in the form that undermines character, amenity values and other aspects of the environment that our communities value", but KO's proposals would further reduce the limited opportunity for the public to have input into resource consent applications..... etc see FS document	Disallow	Disallow the entire original submission	Reject
FS348.093	Alec Brian Cox		Oppose	The submission was not made by the closing date and is therefore not a valid submission under RMA	Disallow	I seek that the whole of the submission be disallowed	Reject
S271.004	Our Kerikeri Community Charitable Trust	TRANSPORT INFRASTRUCTURE	Support	Not stated	Retain as drafted		Accept
FS111.016	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (PHTTCCT)		Support	PHTTCCT also support the retention of this definition.	Allow	allow the original submission	Accept
FS570.727	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	allow the original submission	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS566.741	Kapiro Conservation Trust 2		Support		Allow	allow the original submission	Accept
FS569.763	Vision Kerikeri 2		Support		Allow	allow the original submission	Accept
S446.004	Kapiro Conservation Trust	TRANSPORT INFRASTRUCTURE	Support		Retain as drafted		Accept
FS111.017	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (PHTTCCT)		Support	PHTTCCT also support the retention of this definition	Allow	allow the original submission	Accept
FS569.1763	Vision Kerikeri 2		Support		Allow		Accept
FS570.1762	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow		Accept
S416.009	KiwiRail Holdings Limited	TRANSPORT INFRASTRUCTURE	Support	KiwiRail note that the definition of transport infrastructure also includes rail. This is supported. KiwiRail support the inclusion of railway furniture as well public transport systems and other transport related assets as part of this definition	Retain the definition of 'Transport infrastructure'		Accept
FS111.018	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (PHTTCCT)		Support	PHTTCCT also support the retention of this definition	Allow	allow the original submission	Accept
S529.069	Carbon Neutral NZ Trust	TRANSPORT INFRASTRUCTURE	Support	Not stated	Retain as drafted		Accept
FS111.020	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (PHTTCCT)		Support	PHTTCCT also support the retention of this definition	Allow	allow the original submission	Accept
FS570.1957	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS566.1971	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept
FS569.1993	Vision Kerikeri 2		Support		Allow	Allow the original submission	Accept
S524.004	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	TRANSPORT INFRASTRUCTURE	Support	not stated	Retain as drafted		Accept
FS111.021	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (PHTTCCT)		Support	PHTTCCT also support the retention of this definition	Allow	allow the original submission	Accept
FS566.1822	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept
S165.004	Arvida Group Limited	URBAN ENVIRONMENT ALLOTMENT	Oppose	The 4000m2 maximum area of land in clause 1 of the "Urban Environment Allotment" definition is not needed. This clause does not align well with the preceding definition of "urban" and therefore limits the Council's ability to meet its obligation under the NPS:UD 2020 as a Tier 3 territorial activity, to provide for urban growth within the District.	Delete clause 1 from the definition of "Urban Environment Allotment".		Accept in part
S561.009	Kāinga Ora Homes and Communities	URBAN ENVIRONMENT ALLOTMENT	Support in part	Correction of spelling error in definition (dwellinghouse).	Amend the definition as follows: means an allotment within the meaning of section 218 of the Resource Management Act 1991 and: 1. that is no greater than 4 000 m2; and 2. that is connected to a reticulated water supply system and a reticulated sewerage system; and 3. on which there is a building used for industrial or commercial purposes or as a dwellinghouse; and 4. that is not reserve (within the meaning of section 2(1) of the		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					Reserves Act 1977) or subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977.		
FS32.063	Jeff Kemp		Oppose	<p>The original submission seeks to amend the FNDC in a way which changes how the FNDC has previously managed the district's natural and physical resources. The nature and scale of the outcomes sought have no supporting documents which address the appropriateness of the changes such as the costs and benefits involved. As a minimum, the submitter should have provided a s32 analysis of the proposed changes.</p> <p>The amenity, values and character of the district's urban areas have developed over time through various district plans. The wider community and applicants have an understanding of and have appreciated the consenting process. The original submission seeks a completely different planning framework away from an effects-based district plan and is essentially reallocating the goal posts.</p> <p>The original submission heralds the application for a private plan change which would provide the opportunity for those most affected to be involved.</p>	Disallow	Disallow the original submission.	Accept in part
FS23.281	Des and Lorraine Morrison		Support	Generally support for the reasons set out in the submission of Kāinga Ora. It is important that peoples' wellbeing, and in particular their ability to establish housing on their land is enabled. Also particularly support the changes proposed for recognition of and development on Māori land.	Allow	Allow the relief sought to the extent consistent with our primary submission	Accept in part
FS47.023	Our Kerikeri Community Charitable Trust		Oppose	The KO submission contravenes our original submission throughout, as we are seeking a shift from the permissive approach to a more prescriptive DP supported by Master Plans for central areas and	Disallow	Disallow the entire original submission	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Spatial Plans (still under preparation and long overdue), while KO suggests a considerably more permissive plan. Our submission states "We are concerned that the PDP, as currently drafted, would support development in the form that undermines character, amenity values and other aspects of the environment that our communities value", but KO's proposals would further reduce the limited opportunity for the public to have input into resource consent applications..... etc see FS document			
FS348.096	Alec Brian Cox		Oppose	The submission was not made by the closing date and is therefore not a valid submission under RMA	Disallow	I seek that the whole of the submission be disallowed	Accept in part
S463.003	Waiaua Bay Farm Limited	VISITOR ACCOMMODATION	Support	Kauri Cliffs includes visitor accommodation activities. WBF supports inclusion of a definition for this activity that aligns with the National Planning Standards 2019.	Retain the definition of 'Visitor accommodation'.		Accept
S438.007	New Zealand Motor Caravan Association	VULNERABLE ACTIVITY	Oppose	Camping grounds do not form part of sensitive activities as this activity is transitory in nature and provides for accommodation on a temporary basis. The effects can also be moderated through site specific management as many of the activities in a camping ground are not permanently attached to land and people can be moved easily and forewarned in the event of a risk or natural hazard	Amend the definition of 'Vulnerable Activity' to include a subcategory which excludes campgrounds.		Reject
S502.014	Northland Planning and Development 2020 Limited	VULNERABLE ACTIVITY	Support in part	As day care centres are a certain type of child care activity, it would make more sense to use the term 'childcare services' which is defined and captures all similar activities of this nature	Amend the definition of Vulnerable Activity: means residential activities, care facilities (including day care centres Childcare Services), retirement villages, visitor accommodation, marae and medical facilities with overnight stay facilities.		Accept
S331.008	Ministry of Education Te Tāhuhu o Te Mātauranga	VULNERABLE ACTIVITY	Support in part	The submitter supports in part the definition of Vulnerable Activity however, day care centres are not defined under the Plan and fall under the definition of child care services in the Plan. Therefore 'day care	Amend the definition of Vulnerable Activities as follows: Vulnerable Activities means residential activities, care facilities		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				centres' should be replaced with 'child care services' in this definition (and the rest of the Plan).	(including day care centres child care services), retirement villages, visitor accommodation, marae and medical facilities with overnight stay facilities.		
FS370.045	Bunnings Limited		Oppose	Bunnings seeks amendments to increase traffic thresholds to provide for trade suppliers for the reasons outlined in its original submission. The trip generation thresholds have changed from zone-specific daily traffic volumes to district-wide standards set by a combination of daily volumes, gross business area, and occupancy-based thresholds. For a trade supplier, the restricted discretionary threshold is 450m ² GFA, any new development that cannot comply with this threshold would trigger a restricted discretionary activity status. As currently drafted, there is no specific direction for extensions, and it considered that where the extension results in a total GFA of or over 200m ² restricted discretionary consent would be required (inferred).	Disallow	Amend TRAN-R5 to increase the threshold to appropriately provide for trade supplier particularly within zones where trade suppliers are a permitted activity, amendments to the provisions to provide for extension of activities (inferred).	Reject
S395.013	Sean Jozef Vercammen	WETLAND	Not Stated	I could not find any definition of wetland in the PDP. It is therefore impossible to figure out how those rules apply from the PDP itself.	please either define wetland or cite a document that defines it in the definitions section.		Reject
S439.016	John Joseph and Jacqueline Elizabeth Matthews	WETLAND	Not Stated	I could not find any definition of wetland in the PDP. It is therefore impossible to figure out how those rules apply from the PDP itself.	Insert a definition for 'wetland' or cite a document that defines it in the definitions section.		Reject
S364.019	Director-General of Conservation (Department of Conservation)	WETLAND	Support in part	The Director-General supports the inclusion of a definition for Wetlands, however, requests the definition be amended to give effect to the Natural Wetland definition within the NPS-FM6.	Amend the definition of Wetland to give effect to the Natural Wetlands definition under Clause 3.21 (definitions relating to wetlands and rivers) of the NPS-FM		Reject
FS95.009	Northland Fish and Game Council		Oppose	Oppose the proposed amendment to the wetland definition as it would mean wetlands within the Coastal Marine Area would be excluded from the Far North	Disallow	Retain the definition of	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				District Plan. The NPS-FM wetlands definition only applies to 'Natural Inland Wetlands'. We support the definition as written in the proposed plan.		wetland as notified	
FS339.042	Haitaimarangi Marae Kaitiaki Trust		Support	Consistency in the definition of 'wetland' is required to properly implement the NPSFM.	Allow	Allow the original submission.	Reject
FS354.035	Horticulture New Zealand		Support	The submitter seeks the inclusion of the definition for natural wetland in the NPSFM which clarifies what is a natural wetland. This is supported and seek that the associated rules refer to natural wetlands.	Allow	Allow S364.019	Reject
FS570.1100	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
FS346.159	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS, Part 2 of the RMA, and the NPSIB. Forest & Bird supports the full submission of the Director General for Conservation other than where the relief sought would conflict with that sought in Forest & Bird's submission.	Allow	Allow the original submission	Reject
FS566.1114	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
FS569.1136	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
S502.015	Northland Planning and Development 2020 Limited	WETLAND, LAKE AND RIVER MARGINS	Support in part	The change is sought to clarify that where a river is less than 3m in width that the applicable margin is only 10m in width.	Amend the definition of Wetland, Lake And River Margins: ...Where a river is smaller than 3m average width the river margin is the area of		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					land within means 10m of a river. Note: The width is measured in relation to the bed of the waterbody	
S503.007	Waitangi Limited	WETLAND, LAKE AND RIVER MARGINS	Not Stated	The change is sought to clarify that where a river is less than 3m in width that the applicable margin is only 10m in width.	Amend the definition of Wetland, Lake And River Margins: ...Where a river is smaller than 3m average width the river margin is the area of land within means 10m of a river. Note: The width is measured in relation to the bed of the waterbody	Accept
S518.003	New Zealand Kiwifruit Growers Incorporated	WETLAND, LAKE AND RIVER MARGINS	Support in part	Some ponds that store water for kiwifruit irrigation and frost protection have wetland characteristics. We presume that the wetland margin provisions are not intended to capture artificially constructed ponds used for water storage.	Amend definition of 'Wetland, Lake and River Margins' to add note as follows: 'For the avoidance of doubt, artificially constructed water storage ponds are not included within the definition' .	Accept in part
FS151.34	Ngāi Tukairangi No.2 Trust		Support		Allow	Accept in part
S159.025	Horticulture New Zealand	WETLAND, LAKE AND RIVER MARGINS	Oppose	A margin of 30 metres from a wetland, lake or river greater than 3m width would apply to the Rural zones and Horticulture zone or 10m for a river less than 3m in average width. The distance applies in the natural character rules regardless of the significance of the natural character. There should be differentiation in distances depending on the value of the margin.	Amend rules that apply definition of wetland, land and river margins so that there is differentiation in distances depending on the value of the margin.	Reject
FS151.179	Ngāi Tukairangi No.2 Trust		Support		Allow	Reject
FS346.003	Royal Forest and Bird Protection Society of New Zealand Inc.		Oppose	It is not clear that the amendment sought adequately protects water bodies and their margins.	Disallow disallow the original submission	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS570.187	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS566.201	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS569.223	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
S511.017	Royal Forest and Bird Protection Society of New Zealand	WETLAND, LAKE AND RIVER MARGINS	Support		Retain		Accept in part
FS164.017	Scrumptious Fruit Trust		Support	<p>Taupo Bay foreshore and surrounds (as well as most Northland beach areas) must be designated as a SNA. There needs to be greater recognition of beaches as primarily biodiversity habitats and secondly as passive recreational spaces, thereby recognising and ensuring stronger protections for wildlife. This will ensure various other instruments such as bylaws are adopted to meet higher standards of protection of wildlife. Dogs on leashes in beach areas will help support the Northland foreshore and biodiversity recovery.</p> <p>The submitter supports Taupo Bay being recognised as a high character area.</p>	Allow	Amend HNC overlay to include Taupo Bay; Amend provisions to require strong wildlife protection; Amend provisions to require dogs on leash in beach areas; Adopt SNA and HNC provisions (inferred).	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS570.1588	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Accept in part
FS566.1602	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept in part
FS569.1624	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Accept in part
S527.018	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	WETLAND, LAKE AND RIVER MARGINS	Oppose	The PDP defines the margins of wetlands, lakes and rivers as 20 - 30m, depending on the zone. The definition should be based on 30m, especially in the industrial and residential zones where greater protection is needed.	Amend the definition to make all margins of wetlands lakes and rivers 30m (inferred)		Reject
FS277.50	Jenny Collison		Support	Waterways need maximum protections	Allow		Reject
FS566.1880	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Reject
S243.002	Matauri Trustee Limited	WETLAND, LAKE AND RIVER MARGINS	Oppose	In the Proposed Plan, "Lake" has the same meaning as in section 2 of the RMA - "means a body of fresh water which is entirely or nearly surrounded by land". The Natural Character Chapter Rules, Objectives and Policies apply to lakes, without any limitation on the size of the lake. There are many small bodies of freshwater in the district which would qualify as a lake under this definition (including farm dams made by people), which do not contribute to natural character. The Operative District Plan applies the maximum setback rules to lakes only where they have a lakebed area of 8ha or more, with as lesser setback determined	Amend the definition of Wetland, Lake and River Margins as follows: "WETLAND, LAKE AND RIVER MARGINS DEFINITION In the Light Industrial and Heavy Industrial zones means the area of land within 20 metres of a: <ul style="list-style-type: none">• wetland;• lake (where the lakebed has an area of 5ha or more or is		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				<p>by a calculation against the area of the lake. It also defines a lake as "a permanent body of fresh water 5 or more hectares in area which is entirely or nearly surrounded by land".</p> <p>Either option should be carried over into the Proposed Plan to ensure that the provisions relating to Wetland, Lake and River Margins in the Proposed Plan are targeted to larger lakes, which are more likely to contribute to natural character, and avoid the provisions applying to farm dam</p>	<p>not a body of freshwater impounded by a dam); or</p> <ul style="list-style-type: none"> • river greater than 3m average width <p>In the General Residential, Russell Township, Quail Ridge or Mixed Use zones means the area of land within 26 metres of a:</p> <ul style="list-style-type: none"> • wetland; • lake (where the lakebed has an area of 5ha or a body of freshwater impounded by a dam); or • river greater than 3m average width <p>In all other zones means the area of land within 30 metres of a:</p> <ul style="list-style-type: none"> • wetland; • lake (where the lake bed has an area of 5ha or more or is not a body of freshwater impounded by a dam); or • river greater than 3m average width <p>Where a river is smaller than 3m average width means 10m of a river. Note: The width is measured in relation to the bed of the waterbody Or in the alternative: Insert a new definition of lake as:A permanent body of fresh water 5 or more hectares in area which is entirely or nearly surrounded by land, and excluding a body of freshwater impounded by a dam</p>		
FS570.560	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
						submission is inconsistent with our original submission	
FS566.574	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
FS569.596	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept in part
S442.037	Kapiro Conservation Trust	WETLAND, LAKE AND RIVER MARGINS	Support	No reason stated.	Retain definition.		Accept in part
FS570.1733	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept in part
FS346.648	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS and Part 2 of the RMA and the NPS IB. Forest & Bird supports the full submission other than where the relief sought would conflict with that sought in Forest & Birds submission.	Allow	Allow the original submission	Accept in part
S529.142	Carbon Neutral NZ Trust	WETLAND, LAKE AND RIVER MARGINS	Support in part	The PDP defines the margins of wetlands, lakes and rivers as 20 - 30m, depending on the zone. The definition should be based on 30m, especially in the industrial and residential zones where greater protection is needed	Amend the definition of 'Wetland, lake and river margins' so that it says 30m, especially in the industrial and residential zones		Reject
FS570.2030	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Reject
FS566.2044	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS569.2066	Vision Kerikeri 2		Support		Allow	Allow the original submission	Reject
S158.003	Ara Poutama Aotearoa the Department of Corrections	New Definition	Oppose	The definition is important in 'capturing' non-custodial rehabilitative and reintegration activities and programmes undertaken by, or on behalf of, Ara Poutama. Non-custodial rehabilitative and reintegration activities and programmes are an important component of the rehabilitative process for people under Ara Poutama's supervision. They enable people and communities to provide for their social and cultural well-being and for their health and safety.	Insert a definition of "non-custodial rehabilitation activity" as follows: NON-CUSTODIAL REHABILITATION ACTIVITY means the use of land and buildings for non-custodial rehabilitative and reintegration activities and programmes undertaken by, or on behalf of, Ara Poutama Aotearoa the Department of Corrections.		Accept
S355.003	Wakaiti Dalton	New Definition	Not Stated	Further to the changes sought to the definition of "Papakāinga" in submission point 2, we that seek that FNDC incorporate a new definition for "Māori Cultural Activities" 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. "		Accept in part
S438.003	New Zealand Motor Caravan Association	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		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					<p>occupation, by 2 or more families or parties (whether consisting of 1 or more persons) living independently 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.'</p>	
<p>S458.001</p>	<p>Woolworths New Zealand Limited</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>	<p>Accept in part</p>
<p>S385.005</p>	<p>McDonalds Restaurants (NZ) Limited</p>	<p>New Definition</p>	<p>Not Stated</p>	<p>McDonald's notes that 'restaurants' and 'cafes' are terms used in the Transport Chapter (under food and beverage) and in the Light Industrial Zone (see LIZ 5). - These terms are not defined, it is unclear whether a McDonald's restaurant would be captured by either of these activities, - In the absence of a nesting table, it is difficult to understand if these activities are considered commercial activities (which is defined) and whether</p>	<p>Insert definition for restaurant and café activity, and confirm that this is a subclassification to 'commercial activity'.</p>	<p>Accept in part</p>

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				they are sub classification. As noted in section 2 and sub#1 McDonalds seek that Council review definitions and include a nesting table that clearly identifies restaurants and cafes as a commercial activity. This is critical for the efficient and effective application of the plan		
S425.004	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust	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.	- 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.	Reject
S360.011	Waste Management NZ Limited	New Definition	Oppose	That a specific definition of 'waste management facility' is inserted to ensure that such facilities are clearly provided for with a specific definition rather than being interpreted as either 'offensive trade' or 'industrial activity'.	Insert a new definition for 'waste management facility' as follows: Waste Management Facility means a facility where waste and recyclable materials are temporarily stored, handled and processed, prior to being transported to another facility for disposal or an alternative use. These include, but are not limited to, refuse and recycling transfer stations, and materials recovery facilities.	Accept
S399.006	Te Hiku Iwi Development Trust	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.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S512.003	Fire and Emergency New Zealand	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	Accept
S363.005	Foodstuffs North Island Limited	New Definition	Not Stated	The submitter identifies that 'Supermarket' is not a defined term within the PDP. In addition, the term supermarket is used inconsistently throughout the proposed provisions, which could lead to confusion and inconsistent application.	Amend the definition chapter to insert the following definition of supermarket (or to similar effect): Supermarket means a self-service retail activity selling mainly food, beverages and small household goods.	Accept
S489.008	Radio New Zealand	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.	Reject
S486.033	Te Rūnanga o Whaingaroa	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-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.	Add a definition of "sustainable carrying capacity" used in objectives TSL-O4 and MPZ-O3	Accept in part
S339.004	Te Aupōuri Commercial	New Definition	Not Stated	Further to the changes sought to the definition of "Papakāinga" in submission point 2, TACDL seeks to incorporate a new definition for "Māori Cultural	Insert a new definition for Māori Cultural Activity as follows: means activities	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
	Development Ltd			Activities" to assist with interpretation of the Papakāinga rules provided throughout the PDP.	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.	
S390.023	Te Runanga o Ngai Takoto Trust	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.	Accept in part
S573.005	Te Kawariki me Te Wānanga o Te Rangī Aniwaniwa	New Definition	Not Stated	A better definition of Maori ward councillors need to be included.	Insert a definition of 'Maori ward councillors' (inferred)	Reject
S55.010	New Zealand Pork Industry Board	New Definition	Oppose	Reverse sensitivity effects are one of the principal means by which lawfully established intensive primary production activities are being curtailed throughout NZ. The plan would benefit from a specific definition and associated rule structure to manage reverse sensitivity effects in order to enable the continued effective operation of primary production activities in the district.	Insert new definition Reverse sensitivity Means the potential for an approved (whether by consent or designation), existing or permitted 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 adverse	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					environmental effects generated by an approved, existing or permitted activity.		
FS129.3	Waste Management New Zealand Limited		Support		Allow		Reject
FS548.009	Northland Federated Farmers of New Zealand Inc		Support	Reverse sensitivity effects are significant reason for lawfully established intensive primary production activities being restricted. Federated Farmers agrees that the Proposed District Plan should have a specific definition and associated rule structure to manage reverse sensitivity effects to enable the continued effective operation of primary production activities in the rural environment of the district.	Allow	Grant the relief sought.	Reject
FS354.037	Horticulture New Zealand		Support	HortNZ supports the clarity by including a definition for reverse sensitivity.	Allow	Allow S55.010	Reject
S454.012	Transpower New Zealand Ltd	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 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.		Reject
FS129.4	Waste Management New Zealand Limited		Support in part		Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS243.038	Kainga Ora Homes and Communities		Oppose	Kāinga Ora opposes the decision sought relating to the inclusion of a new definition for 'reverse sensitivity' in the PDP. The term does not need a definition in the PDP	Disallow	Disallow	Accept
S416.008	KiwiRail Holdings Limited	New Definition	Support	KiwiRail proposed that the Plan include a definition for reverse sensitivity effects. It is important to recognise the vulnerability of existing, lawfully established activities, such as the rail network, to noise sensitive activities being located nearby. The definition needs to recognise that rail activities are more than operation of the railway, also encompassing development, upgrading and maintenance of the railway network.	<p>Insert a definition of 'reverse sensitivity' as follows:means the potential for the development, upgrading, operation and maintenance of 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 the existing activity.</p> <p>Or any such alternative relief to ensure that all elements likely to be affected are covered by this definition.</p>		Reject
FS129.5	Waste Management New Zealand Limited		Support in part		Allow in part		Accept in part
FS196.11	Joe Carr		Support in part	I think that the definition by KiwiRail should be added to the definition that I have supported above	Allow in part		Accept in part
FS78.023	Transpower New Zealand Limited		Support	The submitter agrees that is it important to recognise the vulnerability of existing lawfully established activities to sensitive activities being located nearby. A definition of reverse sensitivity will assist plan users in understanding this issue and ensure that Policy 10 of	Allow	Allow the original submission.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				the NPSET is clearly given effect to within the District Plan.			
FS347.001	Bp Oil New Zealand Limited, Mobil Oil New Zealand Limited and Z Energy Limited		Support	The Fuel Companies support the general intent of inserting a 'reverse sensitivity' definition and, in particular, seeks that the inserted definition applies to the establishment, alteration or intensification of an activity which may be sensitive to the actual, potential or perceived environmental effects of an existing activity.	Allow	insert a definition of reverse sensitivity	Reject
FS243.036	Kainga Ora Homes and Communities		Oppose	Kāinga Ora opposes the decision sought relating to the inclusion of a new definition for 'reverse sensitivity' in the PDP. The term does not need a definition in the PDP.	Disallow	Disallpow	Accept
S421.103	Northland Federated Farmers of New Zealand	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 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.	Insert a definition for 'public place'		Reject
FS51.69	Heritage New Zealand Poutere Taonga		Support in part	While HNZPT disagrees with the rationale set out for this submission, the provision of a definition for 'public place' would assist with good plan administration and interpretation.	Allow in part		Accept in part
FS570.1335	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
						inconsistent with our original submission	
FS346.337	Royal Forest and Bird Protection Society of New Zealand Inc.		Oppose	The amendments sought will result in a loss of indigenous biodiversity values which is inconsistent with council's functions and responsibilities under section 31(1)(b)(iii) and Section 6 the RMA and do not give effect to the RPS, NPSFM, NPSIB and the NZCPS.	Disallow	Disallow the original submission	Accept
FS566.1349	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS569.1371	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
S143.001	Ballance Agri-Nutrients Limited	New Definition	Not Stated	Ballance seeks to have agricultural aviation defined to include primary production, biosecurity, and conservation activities undertaken by agricultural aviation	Insert new definition Agricultural aviation activities; means the intermittent operation of an aircraft (including fixed-wing aeroplanes and helicopters) from a rural airstrip or helicopter landing area for primary production activities, and; conservation activities for biosecurity, or biodiversity purposes; including stock management, and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTA's).		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS109.1	NZ Agricultural Aviation Association		Support	The definition is consistent with NZAAA's submission and provides clarity specifically identifying the scope of agricultural aviation activities. It future proofs the plan with the inclusion of emerging technologies (UAV's)	Allow		Accept in part
FS184.4	Richard Milner		Support	Fully support	Allow		Accept in part
FS184.40	Richard Milner		Support		Allow		Accept in part
FS534.048	Waiāua Bay Farm Limited		Support	WBFL supports this objective's alignment with the NPS-HPL	Allow	Retain as notified.	Accept in part
S159.007	Horticulture New Zealand	New Definition	Not Stated	The Regional Policy Statement for Northland includes a definition for reverse sensitivity that should be included in the District Plan.	Include a definition of 'reverse sensitivity' as follows: Reverse sensitivity means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained		Reject
FS109.3	NZ Agricultural Aviation Association		Support	It is important to protect existing activities from the effects of reverse sensitivity	Allow		Reject
FS151.158	Ngāi Tukairangi No.2 Trust		Support		Allow		Reject
FS151.159	Ngāi Tukairangi No.2 Trust		Support		Allow		Reject
FS196.9	Joe Carr		Support	Regional consistency	Allow		Reject
FS548.038	Northland Federated Farmers of New Zealand Inc		Support	Reverse sensitivity is a significant issue for rural activities. It is essential that there is an appropriate definition for reverse sensitivity included in the Proposed District Plan.	Allow	Grant the relief sought.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS570.169	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS566.183	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS569.205	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
S498.024	Te Rūnanga Ā Iwi O Ngapuhi	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.		Accept in part
FS151.65	Ngāi Tukairangi No.2 Trust		Support		Allow		Accept in part
FS23.192	Des and Lorraine Morrison		Support	It is important that provisions are consistent with Treaty principles and recognise and provide for Māori interests, including (but not limited to) appropriate economic development of their land.	Allow	Allow the relief sought to the extent consistent with our primary submission.	Accept in part
S416.002	KiwiRail Holdings Limited	New Definition	Support in part	There is no definition of 'maintenance and repair'. KiwiRail considers it prudent to specify that any work or activity necessary to keep the operation or functioning of existing infrastructure, can be included.	Insert a definition of 'maintenance and repair' as follows: MeansTo make good decayed or damaged fabric to keep a building or structure in a sound or		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					weatherproof condition or to prevent deterioration of fabric; and regular and on-going protective care of a building or structure to prevent deterioration		
FS196.10	Joe Carr		Support	A necessary provision. It would be chaotic without it.	Allow		Reject
FS243.035	Kainga Ora Homes and Communities		Oppose	Kāinga Ora opposes the decision sought relating to the inclusion of a new definition in the PDP. The terms are widely applied across the plan and to various activities, development and use; the terms do not need to be defined in the PDP.	Disallow	Disallow	Accept
S182.002	NZ Agricultural Aviation Association	New Definition	Not Stated	Definition of 'aircraft' needed to future proof the Plan	Include a new definition Aircraft means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by the reactions of the air against the surface of the earth		Reject
FS184.42	Richard Milner		Support		Allow		Reject
FS404.097	Penny Nelson, Director-General of Conservation		Support	The D-G supports the definition and wishes to be involved in any further drafting through this process. The D-G seeks clarity that the use of aircraft for conservation/DOC operational purposes will be provided for	Allow	insert definition for aircraft	Reject
S483.021	Top Energy Limited	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.		Accept in part
FS242.1	Garry Stanners		Oppose	Top Energy want,{ "means an increase in the capacity, efficiency or security of existing infrastructure."} included, this would allow Top Energy to do whatever they want, leaving land owners with no say and could even decrease land values.	Disallow		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS78.031	Transpower New Zealand Limited		Support	The submitter considers including the definition would be helpful for plan users.	Allow	Allow the original submission.	Accept in part
FS131.004	Oromahoe Land Owners: AW and DM Simpson, R.A.S Ltd, Arran Trust, Garry Stanners, Errol McIntyre, SW Halliday, SJ and PM Boys, Oromahoe 18R2B2B2 Trust and Tapuaetahi Incorporation		Oppose	The submitter is unsure if it is within FNDC jurisdiction to define 'upgrading'. The definitions as notified are adequate and the definition for 'upgrading' sought is not fit for purpose (inferred).	Disallow	Disallow the original submission (inferred).	Accept in part
FS541.002	Errol James McIntyre		Oppose	upgrade is defined in electricity regulations	Disallow	i seek this point be disallowed as it is not council jurisdiction but a central government issue	Accept in part
FS345.072	Ngawha Generation Limited		Support	NGL is a subsidiary of Top Energy Limited. NGL supports all submission points made by Top Energy.	Allow	Allow all of the relief sought by Top Energy Limited in its submission (S483).	Accept in part
S331.002	Ministry of Education Te Tāhuhu o Te Mātauranga	New Definition	Not Stated	The Ministry requests the inclusion of a new definition: 'additional infrastructure' to the Far North Proposed District Plan. The definition is derived from the National Policy Statement on Urban Development 2020 (NPS-UD). Educational facilities are included within the definition of 'additional infrastructure'. The use of the broad definition of 'additional infrastructure' in addition to educational facilities will enable a wider category of infrastructure to be captured by inclusions of the definition within the provisions of the plan. It will allow for activities that provide broadly for communities' social, economic, and cultural well-being and for their	Amend the Definitions to include a new definition for Additional Infrastructure, as follows: Additional infrastructure 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)		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				health and safety, to be captured within specific policies and objectives and will be consistent with the NPS-UD wording.	<p>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 electricity or gas.</p>		
FS78.006	Transpower New Zealand Limited		Oppose	The submitter is not opposed to the treatment of educational facilities as infrastructure within the proposed FNDP, however the proposed definition of additional infrastructure includes a network operated for the purpose of transmitting or distributing electricity. As a result, the National Grid would be identified as Regionally Significant Infrastructure, Infrastructure and Additional Infrastructure. This is likely to create confusion in interpreting the proposed FNDP.	Disallow	Disallow the original submission.	Accept
FS243.032	Kainga Ora Homes and Communities		Support	Kāinga Ora supports provisions that give effect to the National Policy Statement on Urban Development. Kāinga Ora also supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental and cultural wellbeing. As such, a definition which eases the ability for MOE and other infrastructure providers to deliver their services is supported.	Allow	Amend the Definitions to include a new definition for Additional Infrastructure, as follows: Additional infrastructure means: a.Public open space. b.Community infrastructure as defined in section 197 of the LocalGovernme	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					nt Act 2002. c.Land transport (as defined in the Land Transport Management Act2003) 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 (asdefined in section 5 of the Telecommunicat ions Act 2001). f.A networkoperated for the purpose of transmitting or distributing electricity or gas	
S483.019	Top Energy Limited	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 .	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS131.002	Oromahoe Land Owners: AW and DM Simpson, R.A.S Ltd, Arran Trust, Garry Stanners, Errol McIntyre, SW Halliday, SJ and PM Boys, Oromahoe 18R2B2B2 Trust and Tapuaetahi Incorporation		Oppose	'Footprint' is a clear layman's term for the public to understand. The definitions as notified are adequate.	Disallow	Disallow the original submission (inferred).	Accept
FS345.070	Ngawha Generation Limited		Support	NGL is a subsidiary of Top Energy Limited. NGL supports all submission points made by Top Energy.	Allow	Allow all of the relief sought by Top Energy Limited in its submission (S483).	Reject
S250.001	Willowridge Developments Limited	New Definition	Support in part	It is considered worthwhile to include nesting tables to provide certainty for plan users as to what activities are captured in the rules.	Amend the definitions chapter to incorporate nesting tables into the definitions chapter.		Reject
FS370.006	Bunnings Limited		Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission. Nesting tables provide a clear and succinct way of organising different land use activities in a broader term which is critical given the plan typically defaults to discretionary activity where not otherwise specified (inferred).	Allow	Allow the original submission.	Reject
FS542.013	Foodstuffs North Island Limited		Support	Foodstuffs supports the insertion of Nesting tables.	Allow	allow the original submission	Reject
FS406.013	McDonald's Restaurants (NZ) Limited		Support	supports the insertion of Nesting tables.	Allow	allow the original submission	Reject
FS369.076	Top Energy		Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	Allow the original submission	Reject
FS403.058	Te Whatu Ora - Nga Tai Ora		Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	Te Whatu Ora agree that nesting tables in	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
						the definitions chapter will provide certainty and clarity for plan users.	
FS570.687	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS566.701	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS569.723	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
S344.004	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	New Definition	Not Stated	The PDP includes activity-based rules which manage the establishment and operation of activities within zones and sites. However, the rules include terms as activity rules that do not have definitions. It is difficult to confirm activities permitted within the sites of interest in the absence of clear definitions. It is considered that it is worthwhile to include nesting tables to provide certainty for plan users as to what activities are captured in the rules.	Amend definitions as required, reviewing all definitions, amending overlaps or creating definitions for terms which are not currently defined and incorporate nesting tables.		Accept in part
FS370.007	Bunnings Limited		Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission. Nesting tables provide a clear and succinct way of organising different land use activities in a broader term which is critical given the plan typically defaults to discretionary activity where not otherwise specified (inferred).	Allow	Allow the original submission.	Accept in part
FS542.014	Foodstuffs North Island Limited		Support	Foodstuffs supports the insertion of Nesting tables.	Allow	allow the original submission	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS406.014	McDonald's Restaurants (NZ) Limited		Support	supports the insertion of Nesting tables.	Allow	allow the original submission	Accept in part
FS369.077	Top Energy		Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	Allow the original submission	Accept in part
FS403.059	Te Whatu Ora - Nga Tai Ora		Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept in part
FS396.025	Ed and Inge Amsler		Support	The submission seeks various changes in relation to the urban environment / coastal environment interface as well as specific provisions in the Mixed Use Zone. Additionally, the submission seeks better reflection of business land needs that should be reflected throughout the Plan.	Allow	Allow the original submission	Accept in part
S385.001	McDonalds Restaurants (NZ) Limited	New Definition	Not Stated	McDonald's considers that a definitions nesting table and carefully considered definitions are critical to ensuring the efficient and effective implementation of the Plan in a consistent manner and considers the How the Plan works chapter to be an appropriate location for this. Nesting tables provide a clear and succinct way of organising different land use activities in a broader term which is critical given the plan typically defaults to discretionary activity where not otherwise specified. McDonald's notes that section 14 Definitions Standard of the National Planning Standards Councils must consider whether to include instructions on how definitions relate to one another (e.g. nesting diagrams). On review of the Overview s32 analysis it is not clear to McDonalds that Council has considered either option.	Insert definition nesting table		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS370.008	Bunnings Limited		Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission. Nesting tables provide a clear and succinct way of organising different land use activities in a broader term which is critical given the plan typically defaults to discretionary activity where not otherwise specified (inferred).	Allow	Allow the original submission.	Reject
FS542.016	Foodstuffs North Island Limited		Support	Foodstuffs supports the insertion of Nesting tables.	Allow	allow the original submission	Reject
FS534.006	Waiaua Bay Farm Limited		Support	WBFL agrees that definition nesting tables are a useful tool and suggests that the use of a nesting table warrants consideration for Council to comply with cl. 14(5) of the Definitions standard of the National Planning Standards	Allow	insert definition nesting tables	Reject
FS369.080	Top Energy		Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	Allow the original submission	Reject
FS403.062	Te Whatu Ora - Nga Tai Ora		Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Reject
S516.013	Ngā Tai Ora - Public Health Northland	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.		Reject
FS370.009	Bunnings Limited		Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission. Nesting tables provide a clear and succinct way of organising different land use activities in a broader term which is critical given the plan typically defaults to discretionary activity where not otherwise specified (inferred).	Allow	Allow the original submission.	Reject
S371.006	Bunnings Limited	New Definition	Oppose	The Proposed Plan includes activity-based rules which manage the establishment and operation of activities within zones and sites.	Amend the definitions section to amend overlaps or create definitions for terms which		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				However, the rules (particularly with respect to the Light Industrial zone rules of interest to Bunnings) include terms as activity rules that do not have definitions. Bunnings support a clear and well written plan to support ease of reading and implementation for plan users. The lack of definitions for activities coupled with the lack of nesting table (see S371.003) organising different land use activities under a broader term makes it very difficult to confirm with certainty what activities are provided for as permitted activities. This is a critical element of an activities based plan, particularly where the default for activities not otherwise specified is typically discretionary activity	are not currently defined, and incorporate nesting tables		
FS542.015	Foodstuffs North Island Limited		Support	Foodstuffs supports the insertion of Nesting tables.	Allow	allow the original submission	Reject
FS406.015	McDonald's Restaurants (NZ) Limited		Support	supports the insertion of Nesting tables.	Allow	allow the original submission	Reject
FS369.079	Top Energy		Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	Allow the original submission	Reject
FS403.061	Te Whatu Ora - Nga Tai Ora		Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Reject
S364.084	Director-General of Conservation (Department of Conservation)	New Definition	Oppose	The Director-General requests clarity on the inclusion of vegetation clearance for biosecurity reasons. For example, in what circumstances would an unlimited amount of indigenous vegetation be cleared as a Permitted Activity for biosecurity reasons? Can any member of the public remove indigenous vegetation for biosecurity reasons or is it only specific organisations/entities?	Insert a definition for "biosecurity reasons" to clarify Rule IB-R1 if required		Reject
FS354.040	Horticulture New Zealand		Support	It is HortNZ's understanding that clearance of vegetation for 'biosecurity purposes' is where there is an incursion of an unwanted organism under the	Allow	Allow S364.084 to the extent that there should be	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Biosecurity Act 1993 and there is a declaration to remove the organism, which may involve removal of vegetation affected by the unwanted organism or acting as a host. It may be clearer that the provisions more clearly state what is a biosecurity purpose rather than inclusion of a definition.		clarity as to what is meant by 'biosecurity purposes'.	
FS570.1165	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
FS346.224	Royal Forest and Bird Protection Society of New Zealand Inc.		Support	The amendments sought give effect to the NPS FM, the RPS, Part 2 of the RMA, and the NPSIB. Forest & Bird supports the full submission of the Director General for Conservation other than where the relief sought would conflict with that sought in Forest & Bird's submission.	Allow	Allow the original submission	Reject
FS566.1179	Kapiro Conservation Trust 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
FS569.1201	Vision Kerikeri 2		Support	Support to the extent that the submission is consistent with our original submission	Allow	Allow to the extent that the submission is consistent with our original submission	Reject
S431.157	John Andrew Riddell	New Definition	Not Stated	Not stated	Insert a definition for 'internal boundary'		Accept
FS332.157	Russell Protection Society		Support	The original submission aligns with our values. The Russell Protection Society has a purpose of promoting wise and sustainable development that compliments the historic and special character of Russell and its surrounds.	Allow	Allow the original submission.	Accept
S363.004	Foodstuffs North Island Limited	New Definition	Not Stated	The submitter identifies that the activity based rules, particularly with respect to the MUZ, include terms as	Amend definitions chapter to incorporate nesting tables, identify overlaps and create		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				activity rules that do not have definitions and therefore it is difficult for to confirm activities permitted within the sites of interest in the absence of clear definitions. Also, it would be worthwhile to add nesting tables to provide certainty for plan users as to what activities are captured in the rules.	definitions for terms which are not currently defined.		
FS369.078	Top Energy		Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	Allow the original submission	Reject
FS403.060	Te Whatu Ora - Nga Tai Ora		Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Allow	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Reject
S215.056	Haigh Workman Limited	New Definition	Not Stated	<p>The term 'low impact design' is used in the matters of discretion in the zone and subdivision policies and rules , but there is no definition of what this term means. We recommend that the term be defined in the Definitions section.</p> <p>The term 'Low Impact Design' is derived from Auckland Council TP124 : 'Low Impact Design' is a design approach for site development that protects and incorporates natural site features into erosion and sediment control and stormwater management plans. If this definition is used, reference should be made to TP124.</p> <p>TP124 has been replaced by GD04 'Water Sensitive Design (WSD) for Stormwater'. The introduction to GD04 notes: 'WSD approaches focus on reducing or eliminating stormwater runoff generation through source control, and utilising natural systems and processes to manage stormwater quantity and quality effects. '</p> <p>If reference is made to GD04, the term 'Low Impact Design' should be replaced with 'Water Sensitive Design' throughout the District Plan.</p>	Insert a definition for the term 'Low Impact Design'.		Accept
FS570.545	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
						submission is inconsistent with our original submission	
FS566.559	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject
FS569.581	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject
S436.003	Northland Fish and Game Council	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		Reject
FS570.1467	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Allow
FS346.089	Royal Forest and Bird Protection		Support	The amendments sought give effect to the NPS FM, the RPS and Part 2 of the RMA and the NPS IB. Forest & Bird supports the full submission of Fish and	Allow	Allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
	Society of New Zealand Inc.			Game other than where the relief sought would conflict with that sought in Forest & Birds submission.			
FS566.1481	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Allow
FS569.1503	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Allow
S483.020	Top Energy Limited	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.		Accept in part
FS345.071	Ngawha Generation Limited		Support	NGL is a subsidiary of Top Energy Limited. NGL supports all submission points made by Top Energy.	Allow	Allow all of the relief sought by Top Energy Limited in its submission (S483).	Accept in part
S571.003	Te Rūnanga o Te Rarawa	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.		Reject
FS348.249	Alec Brian Cox		Oppose	The submission was not made by the closing date and is therefore not a valid submission under RMA	Disallow	I seek that the whole of the submission be disallowed	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S486.034	Te Rūnanga o Whaingaroa	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.	Accept
S486.035	Te Rūnanga o Whaingaroa	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.	Reject
S486.036	Te Rūnanga o Whaingaroa	New Māori term	Support	Not stated	Insert a definition of 'Maramataka' in the glossary as follows: Means the Māori lunar calendar.	Reject
S486.037	Te Rūnanga o Whaingaroa	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.	Accept in part
S486.038	Te Rūnanga o Whaingaroa	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).	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S486.039	Te Rūnanga o Whaingaroa	New Māori term	Support	Not stated	Insert a definition of 'Te Ao Māori' in the glossary as follows: Means the Māori worldview.	Accept
S486.040	Te Rūnanga o Whaingaroa	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 NPS-IB).	Reject
S486.041	Te Rūnanga o Whaingaroa	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).	Reject
S486.042	Te Rūnanga o Whaingaroa	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).	Reject
S486.043	Te Rūnanga o Whaingaroa	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).	Reject
S486.044	Te Rūnanga o Whaingaroa	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.	Reject
S486.045	Te Rūnanga o Whaingaroa	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 their	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					people's knowledge of history, genealogy, environmental and religious practices.	
S390.024	Te Runanga o Ngai Takoto Trust	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.	Accept
S390.025	Te Runanga o Ngai Takoto Trust	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.	Reject
S390.026	Te Runanga o Ngai Takoto Trust	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.	Reject
S390.027	Te Runanga o Ngai Takoto Trust	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.	Accept in part
S390.028	Te Runanga o Ngai Takoto Trust	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).	Reject
S390.029	Te Runanga o Ngai Takoto Trust	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.	Accept
S390.030	Te Runanga o Ngai Takoto Trust	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).	Reject
S390.031	Te Runanga o Ngai Takoto Trust	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).	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S390.032	Te Runanga o Ngai Takoto Trust	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).		Reject
S390.033	Te Runanga o Ngai Takoto Trust	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).		Reject
S390.034	Te Runanga o Ngai Takoto Trust	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.		Reject
S390.035	Te Runanga o Ngai Takoto Trust	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.		Reject
S498.025	Te Rūnanga Ā Iwi O Ngapuhi	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.		Accept
FS151.66	Ngāi Tukairangi No.2 Trust		Support		Allow		Accept
FS23.193	Des and Lorraine Morrison		Support	It is important that provisions are consistent with Treaty principles and recognise and provide for Māori interests, including (but not limited to) appropriate economic development of their land.	Allow	Allow the relief sought to the extent consistent with our primary submission	Accept
S498.026	Te Rūnanga Ā Iwi O Ngapuhi	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.		Reject
FS151.67	Ngāi Tukairangi No.2 Trust		Support		Allow		Reject
FS23.194	Des and Lorraine Morrison		Support	It is important that provisions are consistent with Treaty principles and recognise and provide for Māori interests, including (but not limited to)	Allow	Allow the relief sought to the extent consistent	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				appropriate economic development of their land.		with our primary submission
S498.027	Te Rūnanga Ā Iwi O Ngāpuhi	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.	Reject
FS151.68	Ngāi Tukairangi No.2 Trust		Support		Allow	Reject
FS23.195	Des and Lorraine Morrison		Support	It is important that provisions are consistent with Treaty principles and recognise and provide for Māori interests, including (but not limited to) appropriate economic development of their land.	Allow	Allow the relief sought to the extent consistent with our primary submission.
S498.028	Te Rūnanga Ā Iwi O Ngāpuhi	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.	Accept in part
FS151.69	Ngāi Tukairangi No.2 Trust		Support		Allow	Accept in part
FS23.196	Des and Lorraine Morrison		Support	It is important that provisions are consistent with Treaty principles and recognise and provide for Māori interests, including (but not limited to) appropriate economic development of their land.	Allow	Allow the relief sought to the extent consistent with our primary submission.
S498.029	Te Rūnanga Ā Iwi O Ngāpuhi	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).	Reject
FS151.70	Ngāi Tukairangi No.2 Trust		Support		Allow	Reject
S498.030	Te Rūnanga Ā Iwi O Ngāpuhi	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.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS151.71	Ngāi Tukairangi No.2 Trust		Support		Allow		Accept in part
FS151.72	Ngāi Tukairangi No.2 Trust		Support		Allow		Accept in part
FS23.198	Des and Lorraine Morrison		Support	It is important that provisions are consistent with Treaty principles and recognise and provide for Māori interests, including (but not limited to) appropriate economic development of their land.	Allow	Allow the relief sought to the extent consistent with our primary submission.	Accept in part
S498.032	Te Rūnanga Ā Iwi O Ngapuhi	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).		Reject
FS151.74	Ngāi Tukairangi No.2 Trust		Support		Allow		Reject
FS23.200	Des and Lorraine Morrison		Support	It is important that provisions are consistent with Treaty principles and recognise and provide for Māori interests, including (but not limited to) appropriate economic development of their land.	Allow	Allow the relief sought to the extent consistent with our primary submission	Reject
S498.033	Te Rūnanga Ā Iwi O Ngapuhi	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).		Reject
FS151.75	Ngāi Tukairangi No.2 Trust		Support		Allow		Reject
FS23.201	Des and Lorraine Morrison		Support	It is important that provisions are consistent with Treaty principles and recognise and provide for Māori interests, including (but not limited to) appropriate economic development of their land.	Allow	Allow the relief sought to the extent consistent with our primary submission.	Reject
S498.034	Te Rūnanga Ā Iwi O Ngapuhi	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).		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS151.76	Ngāi Tukairangi No.2 Trust		Support		Allow		Reject
FS23.202	Des and Lorraine Morrison		Support	It is important that provisions are consistent with Treaty principles and recognise and provide for Māori interests, including (but not limited to) appropriate economic development of their land.	Allow	Allow the relief sought to the extent consistent with our primary submission.	Reject
S498.035	Te Rūnanga Ā Iwi O Ngapuhi	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.		Reject
FS151.77	Ngāi Tukairangi No.2 Trust		Support		Allow		Reject
FS23.203	Des and Lorraine Morrison		Support	It is important that provisions are consistent with Treaty principles and recognise and provide for Māori interests, including (but not limited to) appropriate economic development of their land.	Allow	Allow the relief sought to the extent consistent with our primary submission	Reject
S498.036	Te Rūnanga Ā Iwi O Ngapuhi	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.		Reject
FS151.78	Ngāi Tukairangi No.2 Trust		Support		Allow		Reject
FS23.204	Des and Lorraine Morrison		Support	It is important that provisions are consistent with Treaty principles and recognise and provide for Māori interests, including (but not limited to) appropriate economic development of their land.	Allow	Allow the relief sought to the extent consistent with our primary submission	Reject
S389.018	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie	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)		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
	Taituha and Hirini Tane					
S389.019	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject
S389.020	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject
S389.021	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	KAITIAKI and KAITIAKITANGA	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)	Reject
S389.022	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject
S389.023	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject
S389.024	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S394.059	Haititaimarangi Marae Kaitiaki Trust	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.		Reject
FS363.059	Liz Rowena Maki Hetaraka.		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS538.059	Awhina Fiaui		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS537.059	Maryanne June Harrison		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS536.059	Bradley Tauhara Rupapera		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS535.059	Dyrell Akavi		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS533.059	Sidney John Rupapera		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS532.059	Wiremu Hetaraka		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS531.059	Phyllis Marie Hetaraka		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS530.059	Norma Evans		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS529.059	Aaron Rupapera		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS528.059	Erana Samuels		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS527.059	David Matiu		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS526.059	Michelle Chase		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS525.059	Vaughn Piripi Duvell Evans		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS524.059	Tania Morunga		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS523.059	Brett Larkin		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS522.059	Stacey Matiu		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS521.059	Marie Matiu		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS520.059	Maureen Maheno		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS519.059	Huia Solomon		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS518.059	William Boyd Rupapera		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS517.059	Mereana Alma Houkamau		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS516.059	Rebecca Jan Stensness		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS515.059	Anaru Poharama		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS514.059	Robert Reihana		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS513.059	Ester Rangi Doyle		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS512.059	Ellen Appleby		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS511.059	Cedric Lawrence		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS510.059	Raniera Matiu		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS509.059	Clinton Matiu		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS508.059	Sana Ryan		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS507.059	Te TeArani Lawrence		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS506.059	Selwyn Reihana		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS505.059	Thomson Lawrence		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS504.059	Ngarei Reihana		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS503.059	Nina Raharuhi		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS502.059	Rebecca Rutene		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS501.059	Patricia Ellen Buddy		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS500.059	Whetu Rutene		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS499.059	Paki Daniel Lawrence		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS498.059	Aaron George Lawrence		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS497.059	Tayla Bamber		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS496.059	Cheryl Bamber		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS495.059	Jasmine Cook		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS494.059	Ian Ethan Bamber		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS493.059	Albert Tawhio Cook		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS492.059	Sarah Kati Cook		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS491.059	Mark J Broad		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS490.059	Julia Middleton		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS489.059	Josephine Lawrence		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS487.059	Timothy Matiu		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS486.059	John Barry Horan		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS485.059	Travis Horan		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS483.059	Mate Simon Covich Horan		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS482.059	Waikura Maungaia Marriott		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS481.059	Peggy Joanne Matiu		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS480.059	Cheryl Chase		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS479.059	Jacob Hohaia		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS478.059	Grayson Fleur Horan		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS477.059	Chase McIndoe		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS476.059	Jessica Solomon		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS475.059	Marina Chase		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS474.059	Steven Matiu		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS473.059	Beryl Chase		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS472.059	Krystal-Jade Matiu		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS471.059	William Gary Butt		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS470.059	Michael Matiu		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS469.059	Anne-maree Morrissey		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS468.059	Elias Reihana-Hetaraka		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS467.059	Carol Matiu		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS466.059	Janet Myra Bennett		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS465.059	Rangimarie Muru		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS464.059	Glennis Lawrence		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS463.059	Jayden Murray		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS462.059	Roharia Hepi		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS461.059	Vincent C Matiu		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS460.059	Tawhai Motu		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS459.059	Maria Kim Hetaraka		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS458.059	Alexander John Busby		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS457.059	Ena Lesley Rupapera		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS456.059	Rhys Alexander Lawrence-Busby		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS455.059	Rangi Matthew Marriott		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS454.059	Turei John Rupapera		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS453.059	Marlaine Ulrich		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS452.059	Reikura Joan Boyd		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS451.059	Ariana Bellingham		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS450.059	Georgina Laing		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS447.059	Rangaunu Taua		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS440.059	Hongi Laing		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS439.059	Rahera Fiaui		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS436.059	Parehuia Jane Williams		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS435.059	George Hori Lawrence		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS434.059	Anthony Murphy		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS433.059	Christian Horan		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS432.059	Makarita Rutene		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS431.059	Valarie Rutene		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS430.059	Kaeo Lawrence		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS429.059	Cedric Rutene		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS428.059	Shane Horan		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS427.059	Jacey Horan		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS426.059	Toni Maheno		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS425.059	Florence Campbell		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS423.059	Joseph Maheno		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS422.059	Sharmaine Hepi		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS421.059	Gia-Dene Gardiner		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS420.059	Josephine Doyle		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS418.059	Mary Watkins		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS417.059	Maddison Lawrence		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS416.059	Isobel Fitzgibbon		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS415.059	Michelle Lawrence		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS408.059	Jason Gardiner		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS388.059	Crystal Myra Broad		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS387.059	Aroha Whitinui		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS386.059	Tynan Hokimate Mark		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS385.059	Victoria Murphy		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS382.059	Yvonne Meta Desmond		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS381.059	Lorraine Joan Hetaraka		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS380.059	Ashleigh Hetaraka-Tawhai		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS379.059	Kaya Hetaraka-Tawhai		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS378.059	Maanu Reihana		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS365.059	Roberta Hetaraka		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS360.059	Cameron Mccaskill		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS359.059	Mark Brannen		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS358.059	Kailah Raharuhi - Alatipi		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS357.059	Raharuhi Fiaui		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS356.059	Katharine Kino		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS568.059	Bonnie Hepi		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS567.059	Blaze Maraki		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS563.059	Hohepa Fletcher		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS562.059	Rhonda Raharuhi		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS561.059	Ivan Wimoka Hetaraka		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS560.059	Dylan Hetaraka		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS559.059	Clinton Albert Doyle		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS558.059	Timothy John Doyle		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS557.059	Patricia Kate Broad		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS556.059	Louis Aluishis Brabant		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS555.059	Kelly Sharee Doyle		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS553.059	Kenape Saupese		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS552.059	Barbara May Hetaraka		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS551.059	Alamein Drummond		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS546.059	Shona Hetaraka		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS545.059	Peter Charles Rupapera		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS544.059	Te Waata Lawrence Kara		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS178.059	Hera Johns		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS413.059	Charles Lawrence		Support	I support the entire submission to protect waahi tapu site of significance and rights of tangata whenua	Allow	Allow the original submission	Reject
FS588.059	Ian Taylor Bamber		Support	Support original submission to protect our wāhi tapu sites of significance and rights as tangata whenua.	Allow	Allow the original submission.	Reject
S389.025	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	MATAURANGA 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)		Reject
S389.026	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)		Reject
S389.027	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)		Reject
S389.028	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie	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)		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
	Taituha and Hirini Tane					
S389.029	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject
S389.030	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject
S389.031	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject
S389.032	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject
S389.033	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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).	Reject
S389.034	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S389.035	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	TAURANGA 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)	Reject
S389.036	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject
S389.037	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject
S389.038	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject
S389.039	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject
S389.040	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject
S389.041	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie	WAKA AMA	Support in part	We did not have time to comment specifically on the glossary but we would like an opportunity to offer	Amend to have regard to advice of tangata whenua (inferred)	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
	Taituha and Hirini Tane			advice on the Māori words in the Glossary as used in the Proposed Plan		
S389.042	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	WHAKAIRO	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)	Reject
S389.043	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject
S389.044	Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane	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)	Reject
S588.016	WALTER (Wally) HICKS	TSL-R1	Neutral	Submitter is operating from the list in Public Notices, Northern Advocate 14 Oct 2024, where they state they cannot see Rule TSL-R1 specifically mentioned. Plan Variation 1 proposes to amend the wording of TSL-R1 to ensure the airport protection surface limitations apply in relevant zones, and to ensure that buildings on land surrounding airports are built to a height that they do not penetrate the airport protection surfaces.	Not Stated.	Reject
S593.011	Far North Holdings Limited	TSL-R1	Support in part	Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.	FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation. new PER-4 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					<p>on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</p>	
<p>S593.001</p>	<p>Far North Holdings Limited</p>	<p>GRZ-R1</p>	<p>Support in part</p>	<p>Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.</p>	<p>FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation as follows: All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</p>	<p>Accept in part</p>
<p>S593.008</p>	<p>Far North Holdings Limited</p>	<p>RPROZ-R1</p>	<p>Support in part</p>	<p>Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.</p>	<p>FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation. new PER-4 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be</p>	<p>Accept in part</p>

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					<p>maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</p>	
S593.009	Far North Holdings Limited	RRZ-R1	Support in part	<p>Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.</p>	<p>FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation.</p> <p>new PER-4 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</p>	Accept in part
S593.005	Far North Holdings Limited	MUZ-R1	Support in part	<p>Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.</p>	<p>FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-5) or an added sentence to include vegetation.</p> <p>new PER-5 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the</p>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S593.003	Far North Holdings Limited	LIZ-R1	Support in part	Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.	<p>airport protection surfaces shown in APP4 Airport protection surfaces.</p> <p>FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-5) or an added sentence to include vegetation.</p> <p>new PER-5 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</p>	Accept in part
S593.006	Far North Holdings Limited	NOSZ-R1	Support in part	Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.	<p>airport protection surfaces shown in APP4 Airport protection surfaces.</p> <p>FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation.</p> <p>new PER-4 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</p>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S593.007	Far North Holdings Limited	OSZ-R1	Support in part	Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.	FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation. new PER-4 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.	Accept in part
S593.010	Far North Holdings Limited	SARZ-R1	Support in part	Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.	FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation. new PER-4 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.	Accept in part
S593.002	Far North Holdings Limited	HZ-R1	Support in part	Trees and other vegetation can create issues for the protection surface area if they are inappropriate	FNHL support the inclusion of this provision but would like to extend this to include	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.	vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation. new PER-4 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.	
S593.004	Far North Holdings Limited	MPZ-R1	Support in part	Trees and other vegetation can create issues for the protection surface area if they are inappropriate species or planted where there is a risk to the operational activities of the airport. Vegetation which exists or deliberately planted should be subject to this restriction as well and maintained accordingly. To limit the protection surface provisions solely to buildings will potentially create problems in the future.	FNHL support the inclusion of this provision but would like to extend this to include vegetation as well. Either a new provision (PER-4) or an added sentence to include vegetation. new PER-4 provision All vegetation and trees whether deliberately planted, naturally occurring, or existing, and that is located within an airport protection surface area identified on the planning maps shall be maintained to ensure that the vegetation does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.	Accept in part
S483.184	Top Energy Limited	General / Miscellaneous	Not Stated	As a general comment, the range of grey colours and symbols used to identify a number of zones (e.g., Horticulture, Rural Residential, Māori Purpose, and Hospital Zone) are difficult to differentiate between.	Insert different colours to assist with differentiating between the different zones.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS44.1	Northland Planning & Development 2020 Ltd		Support	Agree, a larger range of colours is needed to easily identify the zone boundaries between the grey zones.	Allow		Accept
FS247.2	Elodie Vujcich		Support	I support ALL the Top Energy submissions, from first to last. Thank you for reading this and expanding across the other 119 submissions. It will take too long for me to submit on each individual Top Energy submission.	Allow		Accept
FS345.235	Ngawha Generation Limited		Support	NGL is a subsidiary of Top Energy Limited. NGL supports all submission points made by Top Energy.	Allow	Allow all of the relief sought by Top Energy Limited in its submission (S483).	Accept
S368.027	Far North District Council	General / Miscellaneous	Support in part	The special zone grey background requirement from the National Planning Standards needs further refinement to the symbology to enable plan users to better understand zoning in the ePlan. Clarity is also required within the Legend of the ePlan	Amend symbology of special zones, as well as legend scale, to enable easier differentiation of special zones in the PDP.		Accept
FS25.118	Kiwi Fresh Orange Company Limited		Support	Supports the proposal to include greater clarity in the planning maps.	Allow	Allow the original submission.	Accept
S185.001	Doug's Opua Boatyard	General / Miscellaneous	Oppose	Opposed to any change to the Trust land of the Waitangi National Trust Board from its primary purpose of providing public access to and along the CMA in conjunction with its historical purpose.	Amend the zoning of the Trust land of the Waitangi National Trust Board, Waitangi - as a minimum, land that was designated Conservation in the ODP should be maintained and/or reinstated as "Natural Open Space" and/or even be extended to the treaty coastal grounds boundary along the golf course to the north and/or even further along the coastal margin of the golf course to wherever that land adjoins private land.		Accept in part
FS44.49	Northland Planning and Development 2020 Ltd		Oppose	A special zone has been requested which seeks to give better effect to the Waitangi Trust deed. The special zoning will continue to protect public access rights and recreation as was originally intended by the Waitangi Trust Board Act 1932. The resolution to utilize "Natural	Disallow		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Open Space" zoning is not considered appropriate for this site.			
FS284.3	Waitangi Limited		Oppose	A special zone has been requested which seeks to give better effect to the Waitangi Trust deed. The special zoning will continue to protect public access rights and recreation as was originally intended by the Waitangi Trust Board Act 1932. The resolution to utilize "Natural Open Space" zoning is not considered appropriate for this site.	Disallow		Accept in part
S21.001	Doug's Opua Boatyard	General / Miscellaneous	Support in part	1/5 Beechy Street, Opua, has a proposed zoning of Rural Production. The property is supported by pilings over the coastal marine area	Amend the zoning of 1/5 Beechy Street, Opua		Accept in part
S172.205	Audrey Campbell-Frear		Support	For the reasons set out in this primary submission.	Allow		Reject
S432.005	Ngawha Generation Limited	General / Miscellaneous	Oppose	As a general comment, the range of grey colours and symbols used to identify a number of zones (e.g. Horticulture, Rural Residential, Māori Purpose, and Hospital Zone) are difficult to differentiate between.	Amend to utilise different colours to assist with differentiating between the different zones.		Accept
FS369.525	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow	Accept	Accept
S42.018	Te Whatu Ora - Health New Zealand, Te Tai Tokerau	General / Plan Content / Miscellaneous	Support	Complete and appropriate integration of the changes proposed by these submissions is necessary to ensure the development/redevelopment of the Hospital within the hospital zone can occur in an efficient and effective manner. This recognises the Hospital is a key community resource which must be enabled to develop in the future to provide for the health and well-being of the Northland community. This also recognises the District Plan is a large and layered document and as such there needs to be certainty that all of the rules can work together to achieve the desired outcome. Therefore, this submission recognises there may be consequential changes that are required to other rules/parts of the Plan to ensure the outcomes sought by these submissions are achieved	Insert consequential amendments as necessary to ensure the outcomes proposed by these submissions can be properly integrated into the whole District Plan.		Accept in part
FS570.035	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
						our original submission	
FS566.049	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject
FS569.071	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Reject
S575.001	Kuia, kaumātua and whānau of Moringai Whānau	General / Plan Content / Miscellaneous	Support	<p>The joint ruling of the Far North District Council and the Northland Regional Council 2003 vested Lots 23 and 24 (1 and 3 Wharo Place) in FNDC as a Local Purpose (Historic) Reserve.</p> <p>Melville Holdings appealed the ruling despite having a number of approved lots.</p> <p>Melville Holdings requested Clough & Associates to provide an archaeological evidence report . Clough Associates recommended in 2004 that "tangata whenua should be consulted regarding the Maori values of this area".</p> <p>In 2008 Te Runanga o Te Rarawa and the hapu were not part of the Environment Court Appeal, nor consulted, nor advised of the Environment Court's appeal decision that changed the status of the whenua from Historic Reserve to freehold title .</p> <p>The FNDC has failed to honour Ngā Hapū o Te Rarawa ki Ahipara, its Tiriti partner Te Runanga o Te Rarawa and local ratepayers in favour of wealthy land developers.</p> <p>The extensive recommendations in 2003 joint ERC/FNDC ruling and the 2008 Environment Court ruling, 12-13 pages of rulings in each report do not include hapū, mana whenua nōr Iwi recommendations; Oral and historical evidence of Moringai exist in the papakainga of Ahipara and neighbouring whānau and communities but have not been called upon;</p> <p>Request:</p>	Amend the status of Lots 23 and 24 DP 381292 (3 and 1 Wharo Place, Ahipara) (inferred)		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				<p>1) FNDC & NRC to take joint responsibility for alienation of 1 Wharo Rd, Ahipara in their absolute failure to engage with hapu and lwi despite Clough and Associates recommendation to do so in 2004;</p> <p>2) Redesignation of 1 & 3 Wharo Road as historic reserves.</p> <p>3) FNDC & NRC to compensate current land owner who seeks to vacate the land.</p> <p>4) Hapu of Ahipara to manage the redesignated historic reserves.</p> <p>5) FNDC make apology about cutting pohutukawa tree.</p>			
FS348.253	Alec Brian Cox		Oppose	The submission was not made by the closing date and is therefore not a valid submission under RMA	Disallow	I seek that the whole of the submission be disallowed	Accept in part
S431.116	John Andrew Riddell	SIGN-R2	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.		Accept in part
FS332.116	Russell Protection Society		Support	The original submission aligns with our values. The Russell Protection Society has a purpose of promoting wise and sustainable development that compliments the historic and special character of Russell and its surrounds.	Allow	Allow the original submission.	Accept in part
S431.117	John Andrew Riddell	SIGN-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.		Accept in part
FS332.117	Russell Protection Society		Support	The original submission aligns with our values. The Russell Protection Society has a purpose of promoting wise and sustainable development that compliments the historic and special character of Russell and its surrounds.	Allow	Allow the original submission.	Accept in part
S431.118	John Andrew Riddell	SIGN-R4	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.		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS332.118	Russell Protection Society		Support	The original submission aligns with our values. The Russell Protection Society has a purpose of promoting wise and sustainable development that compliments the historic and special character of Russell and its surrounds.	Allow	Allow the original submission.	Awaiting recommendation
S356.126	Waka Kotahi	Planning maps	Support in part	Waka Kotahi notes that designation CNZ17 (Te Kao Exchange) appears to be in the incorrect location and also overlaps the NZTA-1 designation. From discussions with Chorus, Waka Kotahi understands the CNZ17 designation should be located further north, as shown in the submission.			Accept
S288.010	Tristan Simpkin	Planning Maps	Oppose	It is clear from the zone maps that no thought has been given to Ahipara's future growth plans. Just because the projected population growth stats may not show growth in some areas around the Far North doesn't mean that land shouldn't be rezoned to allow development - because development drives increased population, more rates for FNDC and a better lifestyle for the local people with access to better services. The land is already subdivided and is Rural Residential in nature.	Amend zoning of land at 1-45 Kokopu Street, Ahipara and 6-25 Karawaka Street (informally known as "Kokopu subdivision") from Rural Residential to General Residential Zone..		Reject
FS570.889	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS566.903	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
FS569.925	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept
S378.001	Marshall Investments Trustee (2012) Limited	Planning Maps	Support	The submitters property has been zoned Rural Production under the ODP which has necessitated several resource consent applications. The ability to plan and forecast long term operational and market	Retain the Heavy Industrial zone on ROT 580088 (Lot 2 DP 453153); and		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				requirements has been hampered through this resource consent regime. The new Heavy Industrial Zone provides some relief and certainty for the submitters operations and is supported to the extent detailed in this submission.	Retain the provisions within the Heavy Industrial zone		
FS374.002	Waipapa Pine Limited		Support	With respect to Submission S378.00, the submission promotes the retention of the Heavy Industrial Zone across their landholdings and notes that this allows for greater certainty in terms of long-term operation and market forecasting for activities. This notion is supported	Allow	supports the retention of the Heavy Industrial Zone across a site in Waipapa	Accept
FS399.002	Mark And Emma Klinac		Support	With respect to Submission S378.00, the submission promotes the retention of the Heavy Industrial Zone across their landholdings and notes that this allows for greater certainty in terms of long-term operation and market forecasting for activities. This notion is supported	Allow	allow the original submission	Accept
S454.103	Transpower New Zealand Limited	Rules	Not Stated	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.	Amend to replace EW-R15 with the following permitted activity rule in the Infrastructure chapter: 110kV Transmission lines and the National Grid Yard All zones Activity status: Permitted 1. 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; or		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					<p>b. between 6 metres and 10 metres from the outer visible edge of foundation of a 66kV transmission line tower or pole.</p> <p>3. The land disturbance does not compromise the stability of a transmission line tower or pole.</p> <p>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 Distances (NZECP 34:2001).</p> <p>5. The earthworks do not permanently physically impede access to a 110kV transmission line or National Grid support structure</p> <p>6. Clauses 1 – 5 do not apply to the following:</p> <p>a. Land disturbance undertaken as part of agricultural, horticultural or domestic cultivation, or repair or resealing of a road, footpath, driveway or farm track.</p> <p>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.</p> <p>c. Earthworks that otherwise comply with Clause 2.4.1 of NZECP34</p> <p>Activity status when compliance not achieved: Noncomplying</p>		
FS354.076	Horticulture New Zealand		Support in part	HortNZ supports a permitted activity rule for earthworks within the National Grid Yard that complies with NZECP34:2001 and a default to restricted discretionary	Allow in part	Allow S454.103 and include a permitted activity rule for earthworks within the National Grid Yard that complies with NZECP34:2001	Accept in part
FS369.236	Top Energy		Support in part	Top Energy acknowledges the importance of enabling the establishment of Transmission Lines	Allow in part	Amend	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				and the National Grid. Top Energy sought to amend R15 to include Rural Lifestyle Zone		
S100.002	Lynley Newport	Planning Maps	Support in part	there may be some areas that have been missed out that should have been zoned Settlement	amend / review where it might be additionally applied in the district	Reject
S257.024	Te Hiku Community Board	Planning Maps	Oppose	The Planning Maps show the Rural Production Zone in some areas e.g. Awanui that are serviced by sewerage, footpaths, refuse collection etc. If this zoning continues, it will severely constrain future urban development, and this should be corrected by amending the planning maps to a more appropriate urban zoning.	Amend the Planning Maps by removing the Rural Production Zone from areas developed with infrastructure for urban development and substitute an appropriate urban zone; OR amend Rural Production Zone objectives, policies and rules as separately submitted.	Reject
FS24.70	Lynley Newport		Support	As a general comment, the Operative District Plan also included areas of small lot sizes, residential in nature, in the Rural Production Zone. The PDP was the opportunity to look at all such areas and zone something other than Rural Production - which the small residential lots clearly cannot support as a land use. The PDP captures some of these areas in its new Settlement Zone, but not all.	Allow in part	Reject
S541.030	Elbury Holdings	Planning Maps	Oppose	The Planning Maps show the Rural Production Zone in some areas e.g. Awanui/wireless road kaitaia that are serviced by sewerage, footpaths, refuse collection etc. If this zoning continues, it will severely constrain future urban development, and this should be corrected by amending RPROZ objectives, policies and rules zones to accommodate things other than rural production	Amend the Planning Maps by removing the Rural Production Zone from areas (Wireless Road, Kaitaia / Awanui) as described above developed with infrastructure for urban development and substitute an appropriate urban zone; OR amend Rural Production Zone objectives, policies and rules as separately submitted and allow smaller blocks of land ie.2000 sq mtrs	Reject
FS155.84	Fiona King		Support	fn dc has allowed a school, an engineering business , a bus depot to be established in wireless road in the last year. this should not be in a rural production zone where you are suggesting 12 ha lots . single neighbouring lots along wireless road and bell road have established for the past 20 years. this is not rural production . CHANDE THE ZONiNG	Allow	Reject
S358.028	Leah Frieling	Planning Maps	Oppose	The Planning Maps show the Rural Production zone in some areas that are serviced by sewerage, footpaths, refuse collection etc. If this zoning continues, it will severely constrain future urban development, and this	Amend the Planning Maps by removing the Rural Production zone from areas developed with infrastructure for urban development and substitute an appropriate urban zone;	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				<p>should be corrected by amending the planning maps to a more appropriate urban zoning. This will make efficient use of existing infrastructure, as per the regional policy statement for northland.</p>	<p>OR amend Rural Production Zone objectives, policies and rules as separately submitted and allow smaller blocks of land i.e. 2,000m²</p>	
<p>FS48.6</p>	<p>Nina Pivac</p>		<p>Support</p>	<p>On behalf of FNR Properties:</p> <p>As notified in the PDP, it is noted that the permitted threshold for residential intensity will be reduced from one residential unit per 12ha to one residential unit per 40ha.</p> <p>Further, the total number of residential units on one site in the RPZ shall not exceed six.</p> <p>It is also noted that the PDP does not provide for any subdivision in the RPZ as a Restricted Discretionary Activity, and that the Discretionary Activity thresholds have been significantly reduced.</p> <p>Overall, it is considered that such a substantial reduction in the permitted residential intensity threshold in the RPZ is extremely heavy-handed and will result in significant adverse effects on the socio-economic wellbeing of the Far North District. Reasons are as follows:</p> <p>It is noted that the majority of the Far North District is proposed to be zoned RPZ which does not recognise the immediate need for more housing in the district. Imposing such restrictions on residential intensity will only contribute further to the current housing crisis that is being observed both locally and nationwide.</p> <p>Further, the RPZ objectives and policies as notified primarily provide for primary production activities in the RPZ and do not recognise that some properties are no longer suitable for production, or never have been suitable or used for production (e.g. due to factors such as topography, soil type and productivity, the preservation of indigenous flora and habitats of fauna).</p> <p>Whilst it is acknowledged that the Far North District largely identifies by its rural character and amenity, the PDP also needs to recognise that housing</p>	<p>Allow</p>	<p>Reject</p>

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				developments can occur in a manner that will not adversely affect rural amenity and character to a 'more than minor' degree. Providing more options for residential intensity as a Controlled, Restricted Discretionary, and Discretionary Activity would be more appropriate as this will enable such development to occur in the RPZ while providing for case by case consideration of any proposed residential activity within the context of the subject site and immediate surrounding environment (as opposed to a 'one size fits all' approach)		
S357.025	Sean Frieling	Planning Maps	Oppose	The Planning Maps show the Rural Production Zone in some areas e.g. Wireless road Kaitaia/ Awanui from the sports field to Spains road and around the Awanui school that are serviced by sewerage, footpaths, refuse collection etc. If this zoning continues, it will severely constrain future urban development, and this should be corrected by amending the planning maps to a more appropriate urban zoning. This will make efficient use of existing infrastructure, as per the regional policy statement for northland, and will also better reflect the existing consented and established built environment and use, specifically a large bus depot, a childcare centre, and now a new school. The road location is also adjacent to the existing industrial area, being the Kaitaia mill, and and Whangatane drive, and has existing Council reticulated infrastructure, and already has a change to the character of the area due to the existing consented industrial and commercial activities in that locality	Amend the Planning Maps by removing the Rural Production Zone from areas developed with infrastructure for urban development and substitute an appropriate urban zone; and re-zone the portion of wireless road that has Council reticulated sewage and water to be re-zoned to be industrial or commercial zoning	Reject
S472.029	Michael Foy	Planning Maps	Oppose	The Planning Maps show the Rural Production Zone in some areas e.g. Wireless road Kaitaia/ Awanui from the sports field to Spains road and around the Awanui school that are serviced by sewerage, footpaths, refuse collection etc. If this zoning continues, it will severely constrain future urban development, and this should be corrected by amending the planning maps to a more appropriate urban zoning. It is formally requested to re-zone the portion of wireless road that has Council reticulated sewage and water to be re-zoned to be industrial or commercial zoning. This will make efficient use of existing infrastructure, as per the regional policy statement for northland, and will also better reflect the	Amend the Planning Maps by removing the Rural Production Zone from areas developed with infrastructure for urban development and substitute an appropriate urban zone; OR amend Rural Production Zone objectives, policies and rules as separately submitted and allow smaller blocks of land ie.2000 sq mtrs	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				existing consented and established built environment and use, specifically a large bus depot, a childcare centre, and now a new school. The road location is also adjacent to the existing industrial area, being the Kaitaia mill, and and Whangatane drive, and has existing Council reticulated infrastructure, and already has a change to the character of the area due to the existing consented industrial and commercial activities in that locality.			
S427.014	Kapiro Residents Association	General / Plan Content / Miscellaneous	Support in part	Future urban/residential development needs to be compact. Sprawling residential growth outside the urban areas brings negative effects – it generates longer driving distances for basic services, climate emissions, fragments rural land, reduces the area of productive land and undermines the character and amenity values of rural and coastal areas.	Amend zones/chapters to insert strong policies/rules (similar to Coastal Environment zone Policy CE-P4) that will avoid urban/residential sprawl in rural and coastal areas		Accept in part
FS95.006	Northland Fish and Game Council		Support	Support the submission point to amend the plan to include stronger policies and rules with regards to compact urban/residential development and preventing sprawl. A proliferation of rural 'lifestyle' blocks in the Far North District will allow future landowners to object to hunting activities. Growth of settlement into as-yet undeveloped land is a threat in terms of potential effects on sensitive ecosystems, particularly wetlands, and fauna	Allow	Amend as sought by submission point S427.014 (inferred)	Accept in part
FS403.104	Te Whatu Ora – Nga Tai Ora		Support in part	Te Whatu Ora support amendment of this policy to provide for multi-modal transport methods.	Allow in part	Te Whatu Ora support amendment of this policy to provide for multi-modal transport methods.	Accept in part
S441.002	J L Hayes and Sons Ltd	Planning maps	Oppose	Volume 1 planning map 27 not adequate for planning purposes. Department of Conservation areas shown as Natural Open Space. Nothing shown as Summit Plantations or NZ Carbon Farming. The regional and district councils are involved in regulations for plantation forestry to ensure that infrastructure for future harvesting is not a burden on the ratepayers. Carbon farming is new and should not be shown within Rural Production zone. We have Significant Natural Areas and Outstanding Natural Areas at Mangapa which, referring to map 27 would not describe as significant.	Delete Rural Production zoning of carbon farming and identify specific use of land (inferred)		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S529.168	Carbon Neutral NZ Trust	Planning Maps	Not Stated	We consider that it would be appropriate to add the NZ Land Resource Inventory maps (as updated) as overlays in the PDP map now to provide an essential guide until the regional council has completed its mapping of HPL. This would make sense because the regional council is very likely to adopt NZ LRI mapping as the recognised standard.	Insert NZ Land Resource Inventory maps into PDP		Accept in part
FS24.72	Lynley Newport		Oppose	Not needed. Council's Far North Maps already supplies the info and as a resource outside the District Plan, it can be updated without Schedule 1 processes. As the submitter states, it is only a guide in any event.	Disallow		Accept in part
FS570.2056	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept in part
FS566.2070	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part
FS569.2092	Vision Kerikeri 2		Support		Allow	Allow the original submission	Accept in part
S527.031	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Planning Maps	Not Stated	We consider that it would be appropriate to add the NZ Land Resource Inventory maps (as updated) as overlays in the PDP map now to provide an essential guide until the regional council has completed its mapping of HPL. This would make sense because the regional council is very likely to adopt NZ LRI mapping as the recognised standard	Insert new overlay for NZ Land Resource Inventory maps in the PDP		Accept in part
FS566.1893	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part
S222.082	Wendover Two Limited	Planning Maps	Oppose	The zone is inappropriately named "Rural Production". Large parts of the district that is zoned this is not suitable for rural production and certainly is not retained for rural production purposes. The zone should be renamed to "General Rural" which more accurately reflects the wider range of activities that occur in the rural environments of the Far North. These activities are provided for in the zone as drafted (at least by the rules), but not recognised in the zone name. This is not to diminish the importance of rural production activities and these should be enabled and protected by the objectives and policies of the zone. The zone name however should recognise the broader range of land	Amend the "Rural Production" zone in every instance in the Proposed District Plan to "General Rural" zone.		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				uses which occur in rural parts of the district; including bush blocks, smaller titles, residential activity and land holding which are unsuitable for rural production uses. It is important to strengthen the District's economy by providing for a range of land use activities in the rural area; however, accepting the priority is to sustain the productive capacity of the soil and the rural character and amenity values that are key elements. The National Planning Standards "Zone Framework Standard" refers to the "General rural zone" which is a better fit. There is more to it than the name, with the stated primary objective of the zone being that it "is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment". That puts undue emphasis on farming activities and does not recognise the broad applicability of the zone in many unproductive areas. This point is taken up further in this submission.			
FS24.71	Lynley Newport		Support in part	Definitely merit in re-visiting the names given to rural zones. Difficult, however, to not use the term "production" given the NPS - Highly Productive Land. I believe it more appropriate to review rural zoning per se and differentiate between Rural Production and General Rural (and Horticulture for that matter - also related to the idea of "production")	Allow in part		Reject
S349.031	Neil Construction Limited	APP3 - Subdivision management plan criteria	Oppose	The broader Tubbs Farm land area has already been subject to significant rural residential subdivision and development in accordance with resource consents and the existing planning framework. This has involved substantial infrastructure investment in this land to date, and has created an emerging residential land use pattern that should be continued	amend by removing restrictions to make it easier for this subdivision option to be utilised		Accept in part
FS62.065	Kapiro Conservation Trust 1		Oppose	The broader Tubbs Farm land area has already been subject to significant rural residential subdivision and development in accordance with resource consents and the existing planning framework. This has involved substantial infrastructure investment in this land to date, and has created an emerging residential land use pattern that should be continued	Disallow	Re-zoning of Lot 1001 DP 532487 (tubbs farmland) in Rural Production or Horticulture zone etc	Accept in part
FS333.052	Maree Hart		Oppose	These submissions seek inappropriate changes, such as re-zoning Lot 1001 DP 532487 (tubbs farmland), Blue Penguin Drive, Fernbird Grove, Spoonbill Drive and Kingfisher Drive from Rural Lifestyle to Rural	Disallow	Re-zoning of Lot 1001 DP 532487 (tubbs farmland)	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				<p>Residential. Some points seek to weaken the policies and rules/standards for Subdivision, Management plans, Rural Lifestyle zone and Rural Residential zone, e.g. S349 seeks to delete references to 'rural character' and 'amenity' for the Rural Residential zone.</p> <p>The scale and intensity of urban/residential development sought by these submissions would create a new township in the rural areas at the northern end of Landing Road; this scale and density of development is not anticipated in the Operative and Proposed District Plans.</p> <p>It would generate urban sprawl in a rural area that lacks relevant infrastructure, and would fail to provide a compact urban footprint for Kerikeri town in future.</p> <p>Their proposed changes would generate a large number of cumulative adverse effects, such as a large increase in traffic on Landing Road, one-lane bridge and other adverse effects noted under my Further Submission 1 above.</p>	<p>in Rural Production or Horticulture zone etc</p>	
S427.048	Kapiro Residents Association	Ngawha Innovation and Enterprise Park - NIEP-R1	Support in part	<p>The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character.</p>	<p>Retain PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, and amend PDP to provide additional specific rules/standards, as follows –</p> <ul style="list-style-type: none"> • In locations where crop protection structures, cloth/fabric fences or agricultural support structures more than 1.5m high are erected near boundaries that adjoin a road, public land or residential property: those structures must not exceed 5m height and must be setback at least 3m from the boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to provide a landscaping screen and maintain visual amenity; netting or any other fabric must be black or very dark colour. • Breach of rules/standards relating to CPS and support structures must be a 'non-complying' activity (not discretionary, not restricted) 	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					discretionary), and the local community must be given an opportunity to object if they wish		
S338.062	Our Kerikeri Community Charitable Trust	Ngawha Innovation and Enterprise Park - NIEP-R1	Not Stated	The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character	Retain PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, and amend PDP to provide additional specific rules/standards, as follows – <ul style="list-style-type: none"> In locations where crop protection structures, cloth/fabric fences or agricultural support structures more than 1.5m high are erected near boundaries that adjoin a road, public land or residential property: those structures must not exceed 5m height and must be setback at least 3m from the boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to provide a landscaping screen and maintain visual amenity; netting or any other fabric must be black or very dark colour. Breach of rules/standards relating to CPS and support structures must be a 'non-complying' activity (not discretionary, not restricted discretionary), and the local community must be given an opportunity to object if they wish. 		Accept in part
FS570.1000	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept in part
FS566.1014	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part
FS569.1036	Vision Kerikeri 2		Support		Allow	Allow the original submission	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S355.018	Wakaiti Dalton	Ecosystems and indigenous biodiversity - Overview	Support in part	<p>We are concerned that the overview section of the Ecosystems and Indigenous Biodiversity Chapter (EIB Chapter) does not contain or reflect the role of tangata whenua as kaitiaki over existing forests/bush that exist on their whenua. As detailed in the overview, there are large tracts of indigenous vegetation that exist of whenua Māori or land owned by Māori that are being managed and protected in accordance with Māori cultural values such as manaakitanga that is in line with tikanga and mātauranga Māori whereby tangata are exercising their role as kaitiaki.</p> <p>We are concerned that FNDC are proceeding with provisions that relate and reference Significant Natural Area's without undertaking the necessary engagement with tangata whenua. This is in direct conflict with the directions outlined in the exposure draft for the Natural and Built Environment Act and draft National Policy Statement for Indigenous Biodiversity (NPSIB)</p>	Amend the overview to recognise and provide for tangata whenua as kaitiaki, acknowledging that tikanga and mātauranga Māori play a central role in how tangata whenua manage this resource.	Accept in part
S399.012	Te Hiku Iwi Development Trust	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	<p>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.</p> <p>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.</p>	Accept in part
S449.058	Kapiro Conservation Trust	Ngawha Innovation and Enterprise Park - NIEP-R1	Support	The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character.	<p>Retain PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, and amend PDP to provide additional specific rules/standards, as follows –</p> <ul style="list-style-type: none"> In locations where crop protection structures, cloth/fabric fences or agricultural support structures more 	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					<p>than 1.5m high are erected near boundaries that adjoin a road, public land or residential property: those structures must not exceed 5m height and must be setback at least 3m from the boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to provide a landscaping screen and maintain visual amenity; netting or any other fabric must be black or very dark colour.</p> <ul style="list-style-type: none"> Breach of rules/standards relating to CPS and support structures must be a 'non-complying' activity (not discretionary, not restricted discretionary), and the local community must be given an opportunity to object if they wish 	
FS569.1857	Vision Kerikeri 2		Support		Allow	Accept in part
FS570.1874	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Accept in part
S168.074	Setar Thirty Six Limited	Rules	Oppose	There is no need not to be a rule for an activity class of repair and maintenance. Repairs and maintenance should otherwise be permitted under the respective rules relating to the buildings, earthworks and indigenous vegetation clearance activity classes within the overlay. Those rules (as sought to be amended by this submission) most effectively and efficiently manage the effects of relevant activities on the resources managed by the overlay. Unforeseen consequences will result with the rule as drafted where classes of repairs and maintenance not listed will fall to discretionary activity, triggering costly and unnecessary consent processes. As drafted in rule CE-R1, where these occur in the coastal areas and are within an ONL/ONF, the activity status of dwellings defaults to non-complying, regardless of prior entitlements provided by subdivision. In many cases, the	<p>Insert new rule as follows: "New buildings or structures, and extensions or alterations to existing buildings or structures within an approved building platform or buildable area on a site for which a subdivision consent was granted after 1 January 2000"</p> <p>Specify the activity status as controlled activity</p> <p>Insert the following matter of control: 1. Compliance with location, height, design and mitigation conditions which apply to the site or building platform by way of</p>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				<p>subdivisions have been carefully designed and have detailed controls imposed by way of consent condition and consent notices on the titles to manage the effects of buildings. Owners have purchased lots on the understanding that their entitlement to build on them is protected. The default to non-complying activity would require a wholesale reassessment of the appropriateness to build on an approved building platform. It imposes considerable unnecessary cost and risk to current owners. Controlled activity is an appropriate activity class because the Council will have already assessed appropriations in such circumstance and all that may be required will be an evaluation against the conditions of the subdivision consent/consent notices. Typically, such subdivisions have occurred in more recent times and so a cut-off date as proposed in the relief may also be appropriate. Non-notification is also appropriate as the substantive consideration as to whether a building is acceptable on the approved building platform will have occurred already at subdivision stage</p>	<p>resource consent condition or consent notice.</p> <p>Insert the following clause: Building/s which are a controlled activity under this rule shall be assessed without public or limited notification under sections 95A and 95B of the Resource Management Act unless special circumstances exist or notification is required under section 95B(2) and (3).</p>	
<p>S187.065</p>	<p>The Shooting Box Limited</p>	<p>Rules</p>	<p>Oppose</p>	<p>Refer to submission for detailed reasons for decision(s) requested relating, but not limited to, the following: there is no need not be a rule for an activity class of repair and maintenance; repair and maintenance should be otherwise be permitted under the respective rules relating to the buildings, earthworks and indigenous vegetation clearance activity classes within the overlay; repairs and maintenance not listed will fall into discretionary activity, triggering costly and unnecessary consent processes; CE-R1, where these occur in the coastal areas and are within an ONL/ONF, the activity status of dwellings defaults to non-complying, regardless of prior entitlements provided by subdivision; default to noncomplying activity would require a wholesale reassessment of the appropriateness to build on an approved building platform; controlled activity is an appropriate activity class - Council will have already assessed appropriateness in such circumstance and all that may be required will be an evaluation against the conditions of the subdivision consent/consent notices; non-notification is appropriate as to whether a building is</p>	<p>Amend to add new rule as follows: "New buildings or structures, and extensions or alterations to existing buildings or structures within an approved building platform or buildable area on a site for which a subdivision consent was granted after 1 January 2000" Specify the activity status as controlled activity Include the following matter of control: 1. Compliance with location, height, design and mitigation conditions which apply to the site or building platform by way of resource consent condition or consent notice. Include the following clause: Building/s which are a controlled activity under this rule shall be assessed without public or limited notification under sections 95A and 95B of the Resource Management Act unless special circumstances exist or notification is required under section 95B(2) and (3).</p>	<p>Accept in part</p>

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				acceptable on the approved building platform will have occurred already at subdivision stage.		
S222.067	Wendover Two Limited	Rules	Support	<p>There is no need not to be a rule for an activity class of repair and maintenance. Repairs and maintenance should otherwise be permitted under the respective rules relating to the buildings, earthworks and indigenous vegetation clearance activity classes within the overlay. Those rules (as sought to be amended by this submission) most effectively and efficiently manage the effects of relevant activities on the resources managed by the overlay. Unforeseen consequences will result with the rule as drafted where classes of repairs and maintenance not listed will fall to discretionary activity, triggering costly and unnecessary consent processes. As drafted in rule CE-R1, where these occur in the coastal areas and are within an ONL/ONF, the activity status of dwellings defaults to non-complying, regardless of prior entitlements provided by subdivision. In many cases, the subdivisions have been carefully designed and have detailed controls imposed by way of consent condition and consent notices on the titles to manage the effects of buildings. Owners have purchased lots on the understanding that their entitlement to build on them is protected. The default to non-complying activity would require a wholesale reassessment of the appropriateness to build on an approved building platform. It imposes considerable unnecessary cost and risk to current owners. Controlled activity is an appropriate activity class because the Council will have already assessed appropriations in such circumstance and all that may be required will be an evaluation against the conditions of the subdivision consent/consent notices. Typically, such subdivisions have occurred in more recent times and so a cut-off date as proposed in the relief may also be appropriate. Non-notification is also appropriate as the substantive consideration as to whether a building is acceptable on the approved building platform will have occurred already at subdivision stage</p>	<p>Insert new rule as follows: "New buildings or structures, and extensions or alterations to existing buildings or structures within an approved building platform or buildable area on a site for which a subdivision consent was granted after 1 January 2000"</p> <p>Specify the activity status as controlled activity</p> <p>Insert the following matter of control: 1. Compliance with location, height, design and mitigation conditions which apply to the site or building platform by way of resource consent condition or consent notice.</p> <p>Insert the following clause: Building/s which are a controlled activity under this rule shall be assessed without public or limited notification under sections 95A and 95B of the Resource Management Act unless special circumstances exist or notification is required under section 95B(2) and (3).</p>	Accept in part
S167.075	Bentzen Farm Limited	Rules	Oppose	<p>There is no need not to be a rule for an activity class of repair and maintenance. Repairs and maintenance should otherwise be permitted under the respective rules relating to the buildings, earthworks and</p>	<p>Insert new rule as follows: "New buildings or structures, and extensions or alterations to existing buildings or structures within an approved building platform or buildable</p>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				<p>indigenous vegetation clearance activity classes within the overlay. Those rules (as sought to be amended by this submission) most effectively and efficiently manage the effects of relevant activities on the resources managed by the overlay. Unforeseen consequences will result with the rule as drafted where classes of repairs and maintenance not listed will fall to discretionary activity, triggering costly and unnecessary consent processes. As drafted in rule CE-R1, where these occur in the coastal areas and are within an ONL/ONF, the activity status of dwellings defaults to non-complying, regardless of prior entitlements provided by subdivision. In many cases, the subdivisions have been carefully designed and have detailed controls imposed by way of consent condition and consent notices on the titles to manage the effects of buildings. Owners have purchased lots on the understanding that their entitlement to build on them is protected. The default to non-complying activity would require a wholesale reassessment of the appropriateness to build on an approved building platform. It imposes considerable unnecessary cost and risk to current owners. Controlled activity is an appropriate activity class because the Council will have already assessed appropriations in such circumstance and all that may be required will be an evaluation against the conditions of the subdivision consent/consent notices. Typically, such subdivisions have occurred in more recent times and so a cut-off date as proposed in the relief may also be appropriate. Non-notification is also appropriate as the substantive consideration as to whether a building is acceptable on the approved building platform will have occurred already at subdivision stage</p>	<p>area on a site for which a subdivision consent was granted after 1 January 2000"</p> <p>Specify the activity status as controlled activity</p> <p>Insert the following matter of control:1. Compliance with location, height, design and mitigation conditions which apply to the site or building platform by way of resource consent condition or consent notice.</p> <p>Insert the following clause: Building/s which are a controlled activity under this rule shall be assessed without public or limited notification under sections 95A and 95B of the Resource Management Act unless special circumstances exist or notification is required under section 95B(2) and (3).</p>	
S333.066	P S Yates Family Trust	Rules	Not Stated	<p>There is no need not to be a rule for an activity class of repair and maintenance. Repairs and maintenance should otherwise be permitted under the respective rules relating to the buildings, earthworks and indigenous vegetation clearance activity classes within the overlay. Those rules (as sought to be amended by this submission) most effectively and efficiently manage the effects of relevant activities on the resources managed by the overlay. Unforeseen consequences will result with the rule as drafted where classes of</p>	<p>Insert new rule as follows: "New buildings or structures, and extensions or alterations to existing buildings or structures within an approved building platform or buildable area on a site for which a subdivision consent was granted after 1 January 2000"</p>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				<p>repairs and maintenance not listed will fall to discretionary activity, triggering costly and unnecessary consent processes. As drafted in rule CE-R1, where these occur in the coastal areas and are within an ONL/ONF, the activity status of dwellings defaults to non-complying, regardless of prior entitlements provided by subdivision. In many cases, the subdivisions have been carefully designed and have detailed controls imposed by way of consent condition and consent notices on the titles to manage the effects of buildings. Owners have purchased lots on the understanding that their entitlement to build on them is protected. The default to non-complying activity would require a wholesale reassessment of the appropriateness to build on an approved building platform. It imposes considerable unnecessary cost and risk to current owners. Controlled activity is an appropriate activity class because the Council will have already assessed appropriations in such circumstance and all that may be required will be an evaluation against the conditions of the subdivision consent/consent notices. Typically, such subdivisions have occurred in more recent times and so a cut-off date as proposed in the relief may also be appropriate. Non-notification is also appropriate as the substantive consideration as to whether a building is acceptable on the approved building platform will have occurred already at subdivision stage</p>	<p>Specify the activity status as controlled activity</p> <p>Insert the following matter of control:1. Compliance with location, height, design and mitigation conditions which apply to the site or building platform by way of resource consent condition or consent notice.</p> <p>Insert the following clause: Building/s which are a controlled activity under this rule shall be assessed without public or limited notification under sections 95A and 95B of the Resource Management Act unless special circumstances exist or notification is required under section 95B(2) and (3).</p>	
<p>S243.093</p>	<p>Matauri Trustee Limited</p>	<p>Rules</p>	<p>Oppose</p>	<p>There is no need not to be a rule for an activity class of repair and maintenance. Repairs and maintenance should otherwise be permitted under the respective rules relating to the buildings, earthworks and indigenous vegetation clearance activity classes within the overlay. Those rules (as sought to be amended by this submission) most effectively and efficiently manage the effects of relevant activities on the resources managed by the overlay. Unforeseen consequences will result with the rule as drafted where classes of repairs and maintenance not listed will fall to discretionary activity, triggering costly and unnecessary consent processes. As drafted in rule CE-R1, where these occur in the coastal areas and are within an ONL/ONF, the activity status of dwellings defaults to non-complying, regardless of prior entitlements</p>	<p>Insert new rule as follows:"New buildings or structures, and extensions or alterations to existing buildings or structures within an approved building platform or buildable area on a site for which a subdivision consent was granted after 1 January 2000"</p> <p>Specify the activity status as controlled activity</p> <p>Insert the following matter of control:1. Compliance with location, height, design and mitigation conditions which apply to the site or building platform by way of</p>	<p>Accept in part</p>

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				<p>provided by subdivision. In many cases, the subdivisions have been carefully designed and have detailed controls imposed by way of consent condition and consent notices on the titles to manage the effects of buildings. Owners have purchased lots on the understanding that their entitlement to build on them is protected. The default to non-complying activity would require a wholesale reassessment of the appropriateness to build on an approved building platform. It imposes considerable unnecessary cost and risk to current owners. Controlled activity is an appropriate activity class because the Council will have already assessed appropriations in such circumstance and all that may be required will be an evaluation against the conditions of the subdivision consent/consent notices. Typically, such subdivisions have occurred in more recent times and so a cut-off date as proposed in the relief may also be appropriate. Non-notification is also appropriate as the substantive consideration as to whether a building is acceptable on the approved building platform will have occurred already at subdivision stage</p>	<p>resource consent condition or consent notice.</p> <p>Insert the following clause: Building/s which are a controlled activity under this rule shall be assessed without public or limited notification under sections 95A and 95B of the Resource Management Act unless special circumstances exist or notification is required under section 95B(2) and (3).</p>	