

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S359.020	Northland Regional Council	General / Plan Content / Miscellaneous	Support in part	Recommend strengthening reverse sensitivity provisions, especially where lifestyle/rural residential development occurs within or adjoins Rural Production, mineral extraction, Industrial zones and significant infrastructure.	Amend to include stronger reverse sensitivity provisions. Provisions to consider appropriate visual and physical screening and limitations on intensity of noise sensitive activities		Reject
FS171.2	Trish Routley		Support	I support the recommendation to strengthen reverse sensitivity provisions, especially where lifestyle/rural residential development occurs within or adjoins Rural Production, mineral extraction, Industrial zones and significant infrastructure. Amend to include stronger reverse sensitivity provisions. Provisions to consider appropriate visual and physical screening and limitations on intensity of noise sensitive activities	Allow		Reject
FS129.2	Waste Management New Zealand Limited		Support		Allow		Reject
FS25.086	Kiwi Fresh Orange Company Limited		Support	Greenfield development is a more appropriate and more cost-effective way of meeting housing demands. Retrofitting networks to service infill development can be problematic and costly, particularly where existing development has already established infrastructure.	Allow	Allow original submission to the extent that hazard prone areas are correctly identified and mapped and that there are appropriate consent triggers that enable more detailed assessment in appropriate circumstances.	Reject
FS36.008	Waka Kotahi NZ Transport Agency		Support	Supports the strengthening of the reverse sensitivity provisions adjoining significant infrastructure such as transport corridors to ensure human health is protected.	Allow	Allow the original submission	Reject
FS374.044	Waipapa Pine Limited		Support	There is general agreement with the intention of the Submitter in that the Proposed District Plan should strengthen reverse sensitivity provisions - especially where lifestyle / rural residential development occurs and adjoins the Heavy Industrial Zone.	Allow	allow the original submission	Reject
FS325.060	Turnstone Trust Limited		Support	TT further submits that greenfield development is a more appropriate and more cost-effective way of meeting housing demands. Retrofitting networks to	Allow	Allow the original submission.	Reject

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				service infill development can be problematic and costly, particularly where existing development has already established infrastructure.			
FS570.1056	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
FS346.481	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
FS566.1070	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
FS569.1092	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
S134.002	Lynley Newport	General / Plan Content / Miscellaneous	Support	I support the distinction between light and heavy industrial zones	retain the heavy industrial zone		Accept
FS374.001	Waipapa Pine Limited		Support	With respect to Submission 134.002, the retention of the Heavy Industrial Zone is supported as it provides for the continued and efficient operation of heavy industrial activities, particularly in Waipapa.	Allow	seeking the retention of the Heavy Industrial Zone as notified by the Council in the Proposed District Plan.	Accept
FS399.001	Mark and Emma Klinac		Support	With respect to Submission 134.002, the retention of the Heavy Industrial Zone is supported as it provides for the continued and efficient operation of heavy industrial activities, particularly in Waipapa.	Allow	allow the original submission	Accept
S134.001	Lynley Newport	General / Plan Content / Miscellaneous	Support	I support the distinction between light and heavy industrial zones	retain the two separate light industrial zones		Accept

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FS395.008	Ti Toki Farms Limited		Support	<p>The retention of the Rural Production Zone over part of the Further Submitters properties in Waipapa will continue to inhibit the ability of the landowner to confidently proceed with business development. This will have a consequent reduction in the economic and social wellbeing in the community through a reduction in job creation opportunities along with the reduced flow of income to other business operators. The Further Submitters properties are adequately serviced (or can be onsite) with all infrastructure being designed and authorised by the relevant authorities. The Further Submitter supports the retention of the two zoning split, despite the noted change in the original submission (S384) for a change from Heavy Industrial to Light Industrial</p>	Allow	allow the original submission	Accept
FS391.008	LD Family Investments Ltd		Support	<p>The retention of the Rural Production Zone over part of the Further Submitters properties in Waipapa will continue to inhibit the ability of the landowner to confidently proceed with business development. This will have a consequent reduction in the economic and social wellbeing in the community through a reduction in job creation opportunities along with the reduced flow of income to other business operators. The Further Submitters properties are adequately serviced (or can be onsite) with all infrastructure being designed and authorised by the relevant authorities. The Further Submitter supports the retention of the two zoning split, despite the noted change in the original submission</p>	Allow	allow the original submission	Accept

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				(S384) for a change from Heavy Industrial to Light Industrial.		
S371.004	Bunnings Limited	TRADE SUPPLIER	Support in part	Bunnings support a clear and well drafted plan; the incomplete suite of definitions makes it difficult to understand what activities are permitted in what zones. As currently drafted the definition of Trade Supplier may not capture the Bunnings Warehouse activity. Bunnings highlight that in their experience, throughout the country this is typically what a Bunnings Warehouse would be captured as The retail component of a Bunnings Warehouse and customer behaviour is different to that associated with other retail type activities, including Large Format type retail.	Amend the definition of trade supplier as follows: means a business that involves the sale of wholesale goods to businesses, as well as limited retail sales to the general public, and sell supplies which fall into the following categories: <ol style="list-style-type: none"> 1. automotive and/or marine suppliers; 2. building suppliers; 3. catering equipment suppliers; 4. farming and agricultural suppliers; 5. garden and patio landscape suppliers; 6. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items); 7. industrial clothing and safety equipment suppliers; and 8. office furniture, equipment and systems suppliers; and 9. home improvement supplies 	Accept in part
S509.001	Mainfreight Limited	New Definition	Not Stated	While it is not clear, it appears that the limitation on building size has been included in order to 'exclude heavy industrial activities'. In this regard, there is no differentiation of, or definitions for ,heavy and light	insert new definition of "heavy industrial activities" specifying that such activities are those that are considered noxious, giving rise to	Accept in part

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				industries within the FNPDP. In the opinion of the Submitter, 'heavy industry' is characterised by potential effects on the receiving environment, particularly with regard to discharge to air, land, and water. Heavy industrial activities are those that involve significant combustion, discharge of odour and/or particulate, outdoor stockpiling of aggregate and/or construction materials, and/or storage and use of significant quantities of hazardous substances. Building size is not reflective of the nature of industrial activity.	significant discharges to air, land, or water, or similar to such effect		
FS374.011	Waipapa Pine Limited		Support	S509.001: For the reasons given within the Original Submission. In addition, the revised definition expands on the nature and scale of activities undertaken	Allow	allow the original submission	Accept in part
FS399.009	Mark and Emma Klinac		Support	S509.001: For the reasons given within the Original Submission. In addition, the revised definition expands on the nature and scale of activities undertaken	Allow	allow the original submission	Accept in part
S432.003	Ngawha Generation Limited	New Definition	Oppose	The term "light industrial activities" is utilised throughout the Light Industrial Zone, however there is no definition of what that is, only a definition of "industrial activities".	Amend to include a new a definition for light industrial activities that specifically includes "activities related to the construction, operation and maintenance of structures associated with renewable electricity generation".		Reject
FS369.523	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow		Reject
S432.004	Ngawha Generation Limited	New Definition	Oppose	The term "heavy industrial activities" is utilised throughout the Light Industrial Zone Chapter, however there is no definition of what that is, only a definition of "industrial activities".	Amend to include a new definition for heavy industrial activities that clarifies what is captured in the term.		Reject
FS369.524	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow		Reject
S45.015	Puketona Business Park Limited	SUB-R3	Support	The proposed minimum allotment sizes for the Light Industrial zone and corresponding controlled activity	Retain allotment areas for subdivision in the Light Industrial zone.		Accept in part

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				status are supported, as well as the possibility of seeking smaller allotments as a discretionary activity.			
S370.005	Linda Gigger	SUB-S1	Support	The allotment size enables better management of the land resources and facilities social and economic well being within the district	Retain the proposed minimum allotment size within Standard SUB-S1 as relates to the Light Industrial Zone		Accept
S384.005	LD Family Investments Limited	SUB-S1	Support	The allotment size enables better management of the land resources and facilities social and economic well being within the district.	Retain the proposed minimum allotment size within the Light Industrial Zone.		Accept in part
S378.007	Marshall Investments Trustee (2012) Limited	SUB-S1	Support	The allotment size enables better management of the land resources and facilities social and economic well-being within the district.	Retain the proposed minimum allotment size within the Heavy Industrial Zone.		Accept
S262.005	Ti Toki Farms Limited	SUB-S1	Support	The submitter considers the minimum allotment size in the Light Industrial Zone enables better management of the land resources and facilitates social and economic wellbeing within the district.	Retain the minimum lot size within the Light Industrial Zone.		Accept in part
S318.005	Mangonui Haulage	SUB-S1	Support	The submitter considers that the minimum lot size in the Light Industrial Zone enables better management of the land resources and facilitates social and economic well being.	Retain the minimum lot size in the Light Industrial Zone.		Accept in part
S342.019	Waipapa Pine Limited and Adrian Broughton Trust	SUB-S1	Support	The allotment size enables better management of the land resources and facilities social and economic well-being within the district.	retain the proposed minimum allotment size within the heavy industrial zone		Accept
FS374.033	Waipapa Pine Limited		Support	The original submission reflects the position of Waipapa Pine Limited of support for the Heavy Industrial Zone with proposed changes to rules that would better support heavy industrial activities.	Allow	allow the original submission	Accept
S437.004	FNR Properties Limited	SUB-S1	Support	The provision is supported as it represents a positive change for 142 and 134 North Road, Kaitaia and surrounding properties.	Retain Rule SUB-S1 Minimum Allotment Sizes as notified.		Accept
FS405.060	Sarah Ballantyne and Dean Agnew		Oppose	Ballantyne & Agnew opposes the requested amendment in relation to the controlled activity minimum allotment	Disallow in part	disallow in part the original submission	Reject

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				size in the Rural Production Zone and, the minimum allotment size in the RLZ			
FS361.052	Willowridge Developments Limited		Oppose	Willowridge Developments Limited opposes the requested amendment in relation to the controlled activity minimum allotment size in the Rural Production Zone and, the minimum allotment size in the RLZ.	Disallow in part	disallow in part the original submission	Reject
S338.040	Our Kerikeri Community Charitable Trust	Overview	Not Stated	The Light Industrial zone may be located next to General Residential or Mixed Use zones. Connectivity and amenity should be considered in all zones, while public spaces should be considered for the majority of zones where people live or work.	Amend the overview as follows: ... Activities within this zone may include light manufacturing, contractor depots, automotive and marine repair, service industries, and some compatible commercial activities. Unlike the Mixed Use zone, the Light Industrial zone is not required to focus on pedestrian access or amenity or provide public spaces. It may also serve as a buffer between the Heavy Industrial zone and General Residential or Mixed Use zones...		Accept in part
FS345.002	Ngawha Generation Limited		Oppose	NGL supports the overview section as notified for the Light Industrial Zone. The proposed amendments are inappropriate, especially with regard to the light industrial zoning at Ngāwhā.	Disallow	disallow the original submission	Reject
FS570.978	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept in part
FS566.992	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part
FS569.1014	Vision Kerikeri 2		Support		Allow	Allow the original submission	Accept in part
S371.016	Bunnings Limited	Overview	Support	Bunnings acknowledges that the intent of the zone is to provide for light industrial activities and supports the	Retain the Overview		Accept in part

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				provision for compatible commercial activities, such as trade suppliers (noting S371.004).			
FS345.003	Ngawha Generation Limited		Support	NGL supports the overview section as notified for the Light Industrial Zone.	Allow	allow the original submission	Accept in part
S427.027	Kapiro Residents Association	Overview	Oppose	We disagree with this sentence, especially since the Light Industrial zone may be located next to residential or mixed use zones. Connectivity and amenity should be considered in all zones, while public spaces should be considered for the majority of zones where people live or work.	Amend Light Industrial Zone Overview to delete the following sentence: ".... the Light Industrial Zone is not required to focus on pedestrian access or amenity or provide public spaces ".		Accept in part
FS345.004	Ngawha Generation Limited		Oppose	NGL supports the overview section as notified for the Light Industrial Zone. The proposed amendments are inappropriate, especially with regard to the light industrial zoning at Ngāwhā	Disallow	disallow the original submission	Reject
S449.040	Kapiro Conservation Trust	Overview	Oppose	The Light Industrial zone may be located next to residential or mixed use zones. Connectivity and amenity should be considered in all zones, while public spaces should be considered for the majority of zones where people live or work.	Amend the overview as follows: ... Activities within this zone may include light manufacturing, contractor depots, automotive and marine repair, service industries, and some compatible commercial activities. Unlike the Mixed Use zone, the Light Industrial zone is not required to focus on pedestrian access or amenity or provide public spaces . It may also serve as a buffer between the Heavy Industrial zone and General Residential or Mixed Use zones...		Accept in part
FS345.005	Ngawha Generation Limited		Oppose	NGL supports the overview section as notified for the Light Industrial Zone. The proposed amendments are inappropriate, especially with regard to the light industrial zoning at Ngāwhā.	Disallow	disallow the original submission	Reject
FS569.1839	Vision Kerikeri 2		Support		Allow		Accept in part
FS570.1856	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow		Accept in part

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S522.026	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Overview	Oppose	The Light Industrial zone may be located next to residential or mixed use zones. Connectivity and amenity should be considered in all zones, while public spaces should be considered for the majority of zones where people live or work.	Amend the overview as follows: ... Activities within this zone may include light manufacturing, contractor depots, automotive and marine repair, service industries, and some compatible commercial activities. Unlike the Mixed Use zone, the Light Industrial zone is not required to focus on pedestrian access or amenity or provide public spaces. It may also serve as a buffer between the Heavy Industrial zone and General Residential or Mixed Use zones...		Accept in part
FS345.006	Ngawha Generation Limited		Oppose	NGL supports the overview section as notified for the Light Industrial Zone. The proposed amendments are inappropriate, especially with regard to the light industrial zoning at Ngāwhā	Disallow	disallow the original submission	Reject
FS566.1765	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part
S529.039	Carbon Neutral NZ Trust	Overview	Oppose	The Light Industrial zone may be located next to residential or mixed use zones. Connectivity and amenity should be considered in all zones, while public spaces should be considered for the majority of zones where people live or work.	Amend the overview as follows: ... Activities within this zone may include light manufacturing, contractor depots, automotive and marine repair, service industries, and some compatible commercial activities. Unlike the Mixed Use zone, the Light Industrial zone is not required to focus on pedestrian access or amenity or provide public spaces. It may also serve as a buffer between the Heavy Industrial zone and General Residential or Mixed Use zones...		Accept in part
FS345.007	Ngawha Generation Limited		Oppose	NGL supports the overview section as notified for the Light Industrial Zone. The proposed amendments are inappropriate, especially with regard to the light industrial zoning at Ngāwhā.	Disallow	disallow the original submission	Reject

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FS570.1929	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept in part
FS566.1943	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part
FS569.1965	Vision Kerikeri 2		Support		Allow	Allow the original submission	Accept in part
S360.002	Waste Management NZ Limited	Objectives	Oppose	It is critical that the Proposed Plan provide for 'waste management facilities' in a broader range of zones to reflect the functional and operational requirements of such activities, and to provide a framework within which the effects of such activities can be appropriately managed. In this respect, it is appropriate that the Proposed Plan provides for waste management facilities at the 'strategic direction' level, as well as specifically within the Light Industrial, Heavy Industrial and Rural Production zones.	Amend the objectives to provide for waste management facilities		Reject
S454.118	Transpower New Zealand Ltd	Objectives	Not Stated	Critical infrastructure such as the National Grid sometimes has a functional or operational need to locate in the Light Industrial Zone and needs to be provided for. Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. A new objective is required to address this.	Insert new objective LIZ-Ox as follows: The Light Industrial zone is used by compatible activities and infrastructure, that have a functional or operational need to locate in the zone.		Reject
FS345.008	Ngawha Generation Limited		Support	NGL supports Transpower's proposed new objective for the reasons outlined in its submission.	Allow	allow the original submission	Reject
FS243.160	Kainga Ora Homes and Communities		Oppose	Kāinga Ora opposes the proposed amendment, as it is inconsistent with its primary submission. The amendment is unnecessary	Disallow	(similar relief sought to above submission - numerous points)	Reject
FS369.510	Top Energy		Support	Top Energy supports the objective to provide for infrastructure that has a functional or operational need to locate in the zone.	Allow		Reject
S432.006	Ngawha Generation Limited	LIZ-O1	Support in part	NGL is largely supportive of the LIZ objectives as notified. However as identified in Sub point #2 above, clarity is required on the definition of "light industrial	Amend LIZ-O1-O5, subject to the requested amendments to include a new definition for 'light industrial activities', to ensure that appropriate activities (such as activities related		Reject

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				activities". Depending on how that is defined, further amendments may be required to the LIZ objectives.	to the construction, operation and maintenance of structures associated with renewable electricity generation) are recognised and provided for in the Light Industrial Zone.	
FS369.526	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow	Reject
S509.002	Mainfreight Limited	LIZ-O2	Support in part	not stated	amend Objective LIZ-O2(b) to include reference to "warehouse and logistics facilities".	Accept in part
FS345.009	Ngawha Generation Limited		Support in part	NGL supports provision for warehouse and logistic facilities within the Light Industrial Zone, but notes NGL's request for a new definition of "light industrial activities". If NGL's new proposed definition of "light industrial activities" is accepted, it will need to be reconciled with any relevant amendments to the LIZ provisions	Allow in part allow in part the original submission	Accept in part
S432.030	Ngawha Generation Limited	LIZ-O2	Support in part	NGL is largely supportive of the LIZ objectives as notified. However as identified in Sub point #2 above, clarity is required on the definition of "light industrial activities". Depending on how that is defined, further amendments may be required to the LIZ objectives.	Amend LIZ-O1-O5, subject to the requested amendments to include a new definition for "light industrial activities", to ensure that appropriate activities (such as activities related to the construction, operation and maintenance of structures associated with renewable electricity generation) are recognised and provided for in the Light Industrial Zone.	Reject
FS369.550	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow	Reject
S432.031	Ngawha Generation Limited	LIZ-O3	Support in part	NGL is largely supportive of the LIZ objectives as notified. However as identified in Sub point #2 above, clarity is required on the definition of "light industrial activities". Depending on how that is defined, further amendments may be required to the LIZ objectives.	Amend LIZ-O1-O5, subject to the requested amendments to include a new definition for "light industrial activities", to ensure that appropriate activities (such as activities related to the construction, operation and maintenance of structures associated with renewable electricity generation) are recognised and provided for in the Light Industrial Zone.	Reject

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FS369.551	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow	Reject
S432.032	Ngawha Generation Limited	LIZ-O4	Support in part	NGL is largely supportive of the LIZ objectives as notified. However as identified in Sub point #2 above, clarity is required on the definition of "light industrial activities". Depending on how that is defined, further amendments may be required to the LIZ objectives.	Amend LIZ-O1-O5, subject to the requested amendments to include a new definition for "light industrial activities", to ensure that appropriate activities (such as activities related to the construction, operation and maintenance of structures associated with renewable electricity generation) are recognised and provided for in the Light Industrial Zone.	Reject
FS369.552	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow	Reject
S331.083	Ministry of Education Te Tāhuhu o Te Mātauranga	LIZ-O5	Support in part	The submitter supports in part objective LIZ-O5 as it includes a limited range of commercial activities which support light industrial activities. However, the submitter considers educational facilities (e.g., forklift driver training), to have an operational need in the Light Industrial zone.	Amend objective LIZ-O5 as follows: The Light Industrial zone accommodates a limited range of commercial activities which either support light industrial activities, have an operational need to be located within the zone or are not anticipated in the Mixed Use Light Industrial zone .	Reject
FS345.0010	Ngawha Generation Limited		Support in part	NGL supports provision for these activities within the zone, but notes NGL's request for a new definition of "light industrial activities". If NGL's new proposed definition of "light industrial activities" is accepted, it will need to be reconciled with any relevant amendments to the LIZ provisions.	Allow in part allow in part the original submission	Reject
S336.024	Z Energy Limited	LIZ-O5	Support	Objective LIZ-O5 (inferred) seeks to accommodate a limited range of commercial activities which either support light industrial activities or that are not anticipated in the MUZ. Z Energy supports this outcome sought. Whilst the MUZ anticipates service stations (provided for as a permitted activity through the PDP) truck stops are an activity that supports many	Retain Objective LIZ-O5 (Inferred)	Accept in part

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				light industrial activities and can operate appropriately in a light industrial area.			
FS345.011	Ngawha Generation Limited		Support in part	NGL supports this objective as notified, but note the relief sought in NGL's submission point regarding the definition of light industrial activities. If NGL's new proposed definition of "light industrial activities" is accepted, it will need to be reconciled with any relevant amendments to the LIZ provisions	Allow in part	allow in part the original submission	Accept in part
S371.017	Bunnings Limited	LIZ-O5	Support	Bunnings support Objective LIZ-O5 but seek more directive language given that some activities (including trade suppliers) are permitted	Amend Objective LIZ-O5 as follows: The Light Industrial zone accommodates provides for a limited range of commercial activities which either support light industrial activities or are not anticipated in the Mixed Use zone		Accept
FS345.012	Ngawha Generation Limited		Support in part	NGL supports the amendments sought, but note the relief sought in NGL's submission point regarding the definition of light industrial activities. If NGL's new proposed definition of "light industrial activities" is accepted, it will need to be reconciled with any relevant amendments to the LIZ provisions	Allow in part	allow in part the original submission	Accept in part
S432.033	Ngawha Generation Limited	LIZ-O5	Support in part	NGL is largely supportive of the LIZ objectives as notified. However as identified in Sub point #2 above, clarity is required on the definition of "light industrial activities". Depending on how that is defined, further amendments may be required to the LIZ objectives.	Amend LIZ-O1-O5, subject to the requested amendments to include a new definition for "light industrial activities", to ensure that appropriate activities (such as activities related to the construction, operation and maintenance of structures associated with renewable electricity generation) are recognised and provided for in the Light Industrial Zone.		Reject
FS369.553	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow		Reject

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S360.005	Waste Management NZ Limited	Policies	Oppose	It is critical that the Proposed Plan provide for 'waste management facilities' in a broader range of zones to reflect the functional and operational requirements of such activities, and to provide a framework within which the effects of such activities can be appropriately managed. In this respect, it is appropriate that the Proposed Plan provides for waste management facilities at the 'strategic direction' level, as well as specifically within the Light Industrial, Heavy Industrial and Rural Production zones.	Amend the policies to provide for waste management facilities		Reject
S454.119	Transpower New Zealand Ltd	Policies	Not Stated	LIZ-P1 sets out the activities that are to be enabled in the Light Industrial zone. Transpower supports the intent of this policy, however critical infrastructure, such as the National Grid, is not clearly provided for. Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. A new policy is required to make it explicit that infrastructure such as the National Grid is enabled in the Light Industrial zone.	Insert new policy LIZ-Px as follows: Enable compatible activities and infrastructure, that have a functional or operational need to locate in the Light Industrial zone.		Reject
FS345.014	Ngawha Generation Limited		Support	NGL supports the new policy to provide for infrastructure that has a functional or operational need to locate in the zone.	Allow	allow the original submission	Reject
FS243.171	Kainga Ora Homes and Communities		Oppose	Kāinga Ora opposes the proposed amendment, as it is inconsistent with its primary submission. The amendment is unnecessary.	Disallow	(similar relief sought to above submission - numerous points)	Accept
FS369.511	Top Energy		Support	Top Energy supports the objective to provide for infrastructure that has a functional or operational need to locate in the zone.	Allow		Reject
S432.007	Ngawha Generation Limited	LIZ-P1	Support in part	NGL is largely supportive of the LIZ policies as notified. However as identified in Sub #2 and 3 above, clarity is required on the definition of "light industrial activities" and "heavy industrial activities". This is particularly relevant for LIZ-P3(a) which seeks to avoid the establishment of "heavy industrial activities" that do not support the function these terms are defined, further amendments may be required to the LIZ objectives.	Amend LIZ-P1-P6, subject to the requested amendments to include a new definition for "light industrial activities" and "heavy industrial activities", to ensure that appropriate activities (such as activities related to the construction, operation and maintenance of structures associated with renewable electricity generation) are recognised and provided for in the Light Industrial Zone.		Reject

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FS369.527	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow	Reject	
S368.019	Far North District Council	LIZ-P2	Support in part	Minor grammatical correction in reference to c.	Amend LIZ-P2 Require all subdivision in the Light Industrial zone to provide the following reticulated services to the boundary of each lot: a. telecommunications: i. fibre where it is available; ii. copper where fibre is not available; iii. copper where the area is identified for future fibre deployment. b. local electricity distribution network; and c. wastewater, potable water supply and stormwater where they are it is available	Accept	
FS345.013	Ngawha Generation Limited		Support	NGL supports the minor correction.	Allow	allow the original submission	Accept
S432.034	Ngawha Generation Limited	LIZ-P2	Support in part	NGL is largely supportive of the LIZ policies as notified. However as identified in Sub #2 and 3 above, clarity is required on the definition of "light industrial activities" and "heavy industrial activities". This is particularly relevant for LIZ-P3(a) which seeks to avoid the establishment of "heavy industrial activities" that do not support the function these terms are defined, further amendments may be required to the LIZ objectives.	Amend LIZ-P1-P6, subject to the requested amendments to include a new definition for "light industrial activities" and "heavy industrial activities", to ensure that appropriate activities (such as activities related to the construction, operation and maintenance of structures associated with renewable electricity generation) are recognised and provided for in the Light Industrial Zone.	Reject	
FS369.554	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow	Reject	
S331.084	Ministry of Education Te Tāhuhu o Te Mātauranga	LIZ-P3	Support in part	The submitter supports in part policy LIZ-P3, as the avoidance of activities that do not support the function of the Light Industrial zone is considered necessary. However, the submitter considers educational facilities (e.g., forklift driver training), to have an operational need to establish in the Light Industrial zone	Amend policy LIZ-P3 as follows: Avoid the establishment of activities that do not support the function and operation of the Light Industrial zone, including:	Reject	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					a. heavy industrial activities; b. residential activities; c. community facilities; d. retirement villages; e. child care centres; and education facilities; and g. sport and recreation facilities.		
FS345.015	Ngawha Generation Limited		Support in part	NGL generally supports the changes sought within this submission point, but note the relief sought in NGL's submission point regarding the definition of light industrial activities.	Allow in part	allow in part the original submission	Reject
S372.003	Grant Alan Billington and Georgina McGarry	LIZ-P3	Oppose	Refer to the full submission for detailed reasons for the decision requested which includes, but not limited to the avoidance (of residential activities) requirement within LIZ-P3 is not consistent with considering effects of activities, rather its supports the removal of activities entirely.	Amend LIZ-P3 which seeks to avoid the establishment of residential activities.		Accept in part
FS345.016	Ngawha Generation Limited		Oppose	NGL opposes the submission as NGL considers that residential activities should be avoided in the Light Industrial Zone.	Disallow	disallow the original submission	Accept in part
S432.035	Ngawha Generation Limited	LIZ-P3	Support in part	NGL is largely supportive of the LIZ policies as notified. However as identified in Sub #2 and 3 above, clarity is required on the definition of "light industrial activities" and "heavy industrial activities". This is particularly relevant for LIZ-P3(a) which seeks to avoid the establishment of "heavy industrial activities" that do not support the function these terms are defined, further amendments may be required to the LIZ objectives.	Amend LIZ-P1-P6, subject to the requested amendments to include a new definition for "light industrial activities" and "heavy industrial activities", to ensure that appropriate activities (such as activities related to the construction, operation and maintenance of structures associated with renewable electricity generation) are recognised and provided for in the Light Industrial Zone.		Reject
FS369.555	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow		Reject
S331.085	Ministry of Education Te Tāhuhu o Te Mātauranga	LIZ-P4	Support in part	The submitter supports in part policy LIZ-P4 as it allows commercial activities in the Light Industrial zone. However, the Ministry considers educational facilities	Amend policy LIZ-P4 as follows: Allow commercial activities in the Light Industrial zone that:		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				(e.g., forklift driver training), to have an operational need in the Light Industrial zone.	a. are complementary to and support light industrial activities; orb. have an operational need to be located in the Light Industrial zone; or c. require larger sites and may not accommodate amenity values anticipated in the Mixed Use zone.		
FS345.017	Ngawha Generation Limited		Support in part	NGL generally supports the changes sought within this submission point, but notes the relief sought in NGL's submission point regarding the definition of light industrial activities	Allow in part	allow in part the original submission	Support in part
S336.025	Z Energy Limited	LIZ-P4	Support	Policy LIZ-P4 seeks to allow some commercial activities that are complementary to and support light industrial activities. Z Energy supports this policy and considers that this should include truck stops as they operate in a manner that complements and supports many light industrial activities.	Retain Policy LIZ-P4		Support in part
FS345.018	Ngawha Generation Limited		Support in part	NGL generally supports the policy as drafted, but notes the relief sought in NGL's submission point regarding the definition of light industrial activities.	Allow in part	allow in part the original submission	Support in part
S432.036	Ngawha Generation Limited	LIZ-P4	Support in part	NGL is largely supportive of the LIZ policies as notified. However as identified in Sub #2 and 3 above, clarity is required on the definition of "light industrial activities" and "heavy industrial activities". This is particularly relevant for LIZ-P3(a) which seeks to avoid the establishment of "heavy industrial activities" that do not support the function these terms are defined, further amendments may be required to the LIZ objectives.	Amend LIZ-P1-P6, subject to the requested amendments to include a new definition for "light industrial activities "and "heavy industrial activities", to ensure that appropriate activities (such as activities related to the construction, operation and maintenance of structures associated with renewable electricity generation) are recognised and provided for in the Light Industrial Zone.		Support in part
FS369.556	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow		Support in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S509.003	Mainfreight Limited	LIZ-P5	Oppose	not stated	delete LIZ-P5		Accept in part
FS345.019	Ngawha Generation Limited		Oppose	NGL generally supports the policy as drafted, but notes the relief sought in its submission point regarding the definition of light industrial activities.	Disallow	disallow the original submission	Accept in part
S432.037	Ngawha Generation Limited	LIZ-P5	Support in part	NGL is largely supportive of the LIZ policies as notified. However as identified in Sub #2 and 3 above, clarity is required on the definition of "light industrial activities" and "heavy industrial activities". This is particularly relevant for LIZ-P3(a) which seeks to avoid the establishment of "heavy industrial activities" that do not support the function these terms are defined, further amendments may be required to the LIZ objectives.	Amend LIZ-P1-P6, subject to the requested amendments to include a new definition for "light industrial activities" and "heavy industrial activities", to ensure that appropriate activities (such as activities related to the construction, operation and maintenance of structures associated with renewable electricity generation) are recognised and provided for in the Light Industrial Zone.		Support in part
FS369.557	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow		Support in part
S529.102	Carbon Neutral NZ Trust	LIZ-P6	Support in part	Ensuring connectivity is provided for is critical through these areas to ensure integrated and well connected communities.	Amend LIZ-P6 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: a. consistency with the scale, density, design and character of the light industrial environment and purpose of the zone; b. alignment with any strategic or spatial document; c. provisions made to ensure connectivity; d. the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading; e. for non-industrial activities: i. scale and compatibility with industrial activities;		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					<ul style="list-style-type: none"> ii. potential reverse sensitivity effects on industrial activities. f. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. any adverse effects on the character and amenity of adjacent zones. g. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including: <ul style="list-style-type: none"> i. opportunities for low impact design principles; ii. management of three waters infrastructure and trade waste such as industrial by-products. h. managing natural hazards; i. the adequacy of roading infrastructure to service the proposed activity; j. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and k. any historical, spiritual, or cultural association held by tangata whenua, 	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					with regard to the matters set out in Policy TW-P6.		
FS88.79	Stephanie Lane		Support in part	Do this without banning dogs.	Allow in part		Accept in part
FS345.024	Ngawha Generation Limited		Oppose	NGL opposes the relief sought as the amended wording sought is incongruous with the purpose and strategic direction for the Light Industrial Zone.	Disallow	disallow the original submission	Accept in part
FS570.1990	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept in part
FS566.2004	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part
FS569.2026	Vision Kerikeri 2		Support		Allow	Allow the original submission	Accept in part
S271.037	Our Kerikeri Community Charitable Trust	LIZ-P6	Support in part	Ensuring connectivity is provided for is critical through these areas to ensure integrated and well connected communities.	Amend LIZ-P6 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: a. consistency with the scale, density, design and character of the light industrial environment and purpose of the zone; b. alignment with any strategic or spatial document; c. provisions made to ensure connectivity; d. the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading; e. for non-industrial activities: i. scale and compatibility with industrial activities;		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					ii. potential reverse sensitivity effects on industrial activities. f. at zone interfaces: i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. any adverse effects on the character and amenity of adjacent zones. g. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including: i. opportunities for low impact design principles; ii. management of three waters infrastructure and trade waste such as industrial by-products. h. managing natural hazards; i. the adequacy of roading infrastructure to service the proposed activity; j. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and k. any historical, spiritual, or cultural association held by tangata whenua,	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					with regard to the matters set out in Policy TW-P6.		
FS345.020	Ngawha Generation Limited		Oppose	NGL opposes the relief sought as the amended wording sought is incongruous with the purpose and strategic direction for the Light Industrial Zone.	Disallow	disallow the original submission	Accept in part
FS277.61	Jenny Collison		Support	I agree	Allow		Accept in part
FS570.760	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	allow the original submission	Accept in part
FS566.774	Kapiro Conservation Trust 2		Support		Allow	allow the original submission	Accept in part
FS569.796	Vision Kerikeri 2		Support		Allow	allow the original submission	Accept in part
S416.051	KiwiRail Holdings Limited	LIZ-P6	Support in part	Policies in each zone provide for managing land use and subdivision to address the effects of the activity at zone interfaces by requiring the provision of 'setbacks, fencing, screening or landscaping required to address potential conflicts'. KiwiRail seeks an amendment to provide for the consideration of setbacks to the railway corridor or transport network, thus supporting safety and the railway setback rule sought	Insert additional matter as follows: the location and design of buildings adjacent to the railway corridor		Reject
FS345.021	Ngawha Generation Limited		Oppose	NGL opposes the relief sought currently as there is insufficient detail provided to understand the implications of what is sought	Disallow	disallow the original submission	Accept
FS243.137	Kainga Ora Homes and Communities		Oppose	Kāinga Ora opposes the requested 5m setback; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners. The amendments are unnecessary.	Disallow	Insert additional matter as follows: the location and design of buildings adjacent to the railway corridor	Accept
S446.038	Kapiro Conservation Trust	LIZ-P6	Support in part	The LIZ is located on many of the urban center peripheries and in some instances between commercial and residential. Ensuring connectivity is provided for is critical through these areas to ensure integrated and well connected communities.	Amend LIZ-P6 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					<p>relevant to the application:</p> <ul style="list-style-type: none"> a. consistency with the scale, density, design and character of the light industrial environment and purpose of the zone; b. alignment with any strategic or spatial document; c. provisions made to ensure connectivity; d. the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading; e. for non-industrial activities: <ul style="list-style-type: none"> i. scale and compatibility with industrial activities; ii. potential reverse sensitivity effects on industrial activities. f. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. any adverse effects on the character and amenity of adjacent zones. g. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including: <ul style="list-style-type: none"> i. opportunities for low impact design principles; ii. management of three waters 	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					infrastructure and trade waste such as industrial by-products. h. managing natural hazards; i. the adequacy of roading infrastructure to service the proposed activity; j. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and k. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.		
FS345.022	Ngawha Generation Limited		Oppose	NGL opposes the relief sought as the amended wording sought is incongruous with the purpose and strategic direction for the Light Industrial Zone.	Disallow	disallow the original submission	Accept in part
FS569.1797	Vision Kerikeri 2		Support		Allow		Accept in part
FS570.1797	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow		Accept in part
S524.037	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	LIZ-P6	Support in part	Ensuring connectivity is provided for is critical through these areas to ensure integrated and well connected communities.	Amend LIZ-P6 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: a. consistency with the scale, density, design and character of the light industrial environment and purpose of the zone; b. alignment with any strategic or spatial document; c. provisions made to ensure connectivity;		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					<p>d. the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading;</p> <p>e. for non-industrial activities:</p> <p>i. scale and compatibility with industrial activities;</p> <p>ii. potential reverse sensitivity effects on industrial activities.</p> <p>f. at zone interfaces:</p> <p>i. any setbacks, fencing, screening or landscaping required to address potential conflicts;</p> <p>ii. any adverse effects on the character and amenity of adjacent zones.</p> <p>g. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including:</p> <p>i. opportunities for low impact design principles;</p> <p>ii. management of three waters infrastructure and trade waste such as industrial by-products.</p> <p>h. managing natural hazards;</p> <p>i. the adequacy of roading infrastructure to service the proposed activity;</p>	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					j. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and k. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.		
FS345.023	Ngawha Generation Limited		Oppose	NGL opposes the relief sought as the amended wording sought is incongruous with the purpose and strategic direction for the Light Industrial Zone.	Disallow	disallow the original submission	Accept in part
FS277.62	Jenny Collison		Support	I agree	Allow		Accept in part
FS570.1841	Vision Kerikeri 3		Support	Support to the extent the submission is consistent with our original submissions.	Allow	Allow the original submission	Accept in part
FS566.1855	Kapiro Conservation Trust 2		Support		Allow	Allow the original submission	Accept in part
S432.038	Ngawha Generation Limited	LIZ-P6	Support in part	NGL is largely supportive of the LIZ policies as notified. However as identified in Sub #2 and 3 above, clarity is required on the definition of "light industrial activities" and "heavy industrial activities". This is particularly relevant for LIZ-P3(a) which seeks to avoid the establishment of "heavy industrial activities" that do not support the function these terms are defined, further amendments may be required to the LIZ objectives.	Amend LIZ-P1-P6, subject to the requested amendments to include a new definition for 'light industrial activities' and 'heavy industrial activities', to ensure that appropriate activities (such as activities related to the construction, operation and maintenance of structures associated with renewable electricity generation) are recognised and provided for in the Light Industrial Zone.		Accept in part
FS369.558	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
S360.008	Waste Management NZ Limited	Rules	Oppose	It is critical that the Proposed Plan provide for 'waste management facilities' in a broader range of zones to reflect the functional and operational requirements of such activities, and to provide a framework within which the effects of such activities can be appropriately managed. In this respect, it is appropriate that the	Amend the rules to provide for waste management facilities		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Proposed Plan provides for waste management facilities at the 'strategic direction' level, as well as specifically within the Light Industrial, Heavy Industrial and Rural Production zones.			
S512.055	Fire and Emergency New Zealand	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards	Insert new rule for Emergency service facilities included as a permitted activity Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings		Accept in part
S371.018	Bunnings Limited	Rules	Support in part	There is currently no permitted activity status for any light industrial activities that the overview indicates are provided for in the Light Industrial zone. While this is not necessarily of interest to Bunnings, it is critical to the integrity of the Chapter particularly noting that 'light industrial activity' is not a defined term	Amend the rule framework for light industrial activities to increase the threshold for.		Accept in part
FS395.001	Ti Toki Farms Limited		Support	For the reasons given within the Original Submission from Bunnings Limited. In addition, the changes sought in the Light Industrial Zone make clear what activities are permitted and what amendments to standards should be undertaken to better promote industrial activities.	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
FS391.001	LD Family Investments Ltd		Support	For the reasons given within the Original Submission from Bunnings Limited. In addition, the changes sought in the Light Industrial Zone make clear what activities are permitted and what amendments to standards should be undertaken to better promote industrial activities.	Allow	allow the original submission	Accept in part
FS345.025	Ngawha Generation Limited		Support in part	NGL supports making provision for light industrial activities within the zone, subject to there being an appropriate definition in accordance with NGL's original submission.	Allow in part	allow in part the original submission	Accept in part
S372.002	Grant Alan Billington and Georgina McGarry	Rules	Oppose	Refer to the full submission for detailed reasons for the decision requested which include, but not limited to, the following: Restricted Discretionary Activity - a potential middle ground for Council to at least consider the suite of potential effects that may relate to each site; noise provisions allow for consideration of noise sensitive activities either on site or any other site - these taken together promotes sufficient protection of incompatibility; the overview section suggests that compatible residential activities may be appropriate in certain circumstances.	Amend, if the site (8 Waterfront Drive, Mangonui) is accepted to be rezoned as Light Industrial Zone, the activity status of LIZ-R11 Residential Activity, LIZ-R12 Retirement Village and LIZ-R13 Visitor Accommodation to Restricted Discretionary.		Reject
FS345.026	Ngawha Generation Limited		Oppose	NGL opposes this submission point insofar as it could relate to the broader Light Industrial Zone or NGL landholdings	Disallow in part	oppose in part the original submission	Reject
S438.018	New Zealand Motor Caravan Association	Rules	Support in part	The effects of camping grounds in the Light Industrial Zone is similar to effects generated by camping grounds in the Mixed Use Zone. Camping grounds also have limited potential for reverse sensitivities in the Light Industrial Zone.	Amend the Light Industrial Zone rules to include a conditional activity status for camping grounds.		Reject
FS345.028	Ngawha Generation Limited		Oppose	NGL does not consider that specific provision should be made for camping grounds in the Light Industrial Zone. This will create reverse sensitivity effects on established industrial activities within the zone.	Disallow	disallow the original submission	Accept
S438.019	New Zealand Motor Caravan Association	Rules	Support in part	The proposed amendments would see compatible treatment of camping sites to camping grounds as amended in the submission.	Amend the Light Industrial Zone rules to include a conditional activity status for		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					camping sites.		
FS345.029	Ngawha Generation Limited		Oppose	NGL does not consider that specific provision should be made for camping sites in the Light Industrial Zone. This will create reverse sensitivity effects on established industrial activities within the zone.	Disallow	disallow the original submission	Accept
S432.014	Ngawha Generation Limited	Rules	Oppose	Subject to the definition of "light industrial activities" and associated nesting tables sought in sub points #1-3 above, the light industrial zone provisions need an explicit rule permitting appropriate "industrial activities" and "light industrial activities" in the LIZ Chapter.	Amend, subject to the requested amendments to include a new definition for 'light industrial activities', to LIZ rules to permit appropriate activities (including activities related to the construction, operation and maintenance of structures associated with renewable electricity generation).		Accept
FS369.534	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
S489.039	Radio New Zealand	Notes	Support in part	Part of the zone is within 1,000m of RNZ's facilities and RNZ seeks the addition of a note	Insert a note as follows: There is a risk that significant tall structures (ie. higher than 40m) within 1,000m of Radio New Zealand's Facilities at Waipapakauri or Ōhaeawai, could present a safety risk from electro magnetic coupling. Developers of such structures should consult with Radio New Zealand at the planning stage to ensure such risks are avoided		Accept in part
S368.071	Far North District Council	LIZ-R1	Support in part	The 'New buildings or structures, and extensions or alterations to existing buildings or structures' rule in each zone needs to be amended to include activities that are permitted, controlled and restricted discretionary, where applicable within the zone. As currently drafted a breach of this rule makes the activity 'discretionary', which was not the intent if the activity	Amend LIZ-R1 " ... New buildings or structures, and extensions or alterations to existing buildings or structures Activity status: Permitted Where: PER-1		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				itself is permitted, controlled or restricted discretionary ... the standards in PER-2 should apply.	The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted (where applicable, words to the effect...'or controlled, or restricted discretionary') activity ... "	
S384.003	LD Family Investments Limited	LIZ-R1	Support in part	<p>The introduction of the new Light Industrial Zone is being restrained by a limit on the GBA. If the issue of the GBA relates to stormwater management, traffic movements and other factors then this questions Council zoning principles (if any) associated with the site and surrounds.</p> <p>In terms of any ancillary activity, if this is located within or attached to the principle industrial building / activity, then the effects are in essence internalised. It is not clear what Council is trying to achieve with this provision and it should be deleted.</p>	<p>Delete the following from LIZ-R1: Activity status: Permitted Where PER-1 The building or structure on the site does not exceed a GBA of 450m². PER-2 Any ancillary activity (including residential activity) occupies no more than 15% of the GFA of the industrial building, and is located within or is attached to the same building as the industrial activity. PER-3 The building or structure complies with standards: LIZ-S1 Maximum height LIZ-S2 Height in relation to boundary LIZ-S3 Setback (excluding from MHWS or wetland, lake and river margins) LIZ-S4 Setback from MHWS LIZ-S5 Outdoor storage LIZ-S6 Landscaping and screening on road boundaries. LIZ-S7 Landscaping for sites that adjoin any sites other than mixed use of industrial. LIZ-S8 Coverage.</p>	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
					<p>Activity status where compliance not achieved with PeER-3: Restricted Discretionary Matters of discretion are restricted to:</p> <p>a. the matters of discretion of any infringed standard;b. the extent of the necessity locate the ancillary activity with the industrial activity. c. the extent to which the ancillary activity may result in trade distribution effects, or impacts on the function of the Light Industrial Zone; andd. the extent to which the ancillary activity adversely impacts on the transport network and road safety.</p> <p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p>	
S371.020	Bunnings Limited	LIZ-R1	Support	Bunnings supports enabling trade suppliers in the Light Industrial zone as a permitted activity noting the amendments sought to the definition of trade supplier (see S371.004)	Retain Rule LIZ-R1	Accept in part
S262.003	Ti Toki Farms Limited	LIZ-R1	Oppose	The submitter opposes LIZ-R1 and considers that the zone is being restrained by a limit on the GBA and it is not clear what Council is trying to achieve with this provision and it should be deleted.	Delete LIZ-R1 - PER 1, PER-2 and PER-3b-d	Accept in part
S512.102	Fire and Emergency New Zealand	LIZ-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including residential),	Insert new standard and/or matter of discretion across zones on infrastructure servicing (including emergency response	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	transport/access and adequate water supply for firefighting)		
S363.029	Foodstuffs North Island Limited	LIZ-R1	Not Stated	The submitter considers that rule LIZ-R1 New buildings or structures, and extensions or alterations to existing buildings or structures, with a default to discretionary activity is a particularly onerous approach. Flexibility is also required for extensions and alterations for existing legally established structures. As currently notified, any alteration to an existing building or structure that is already more than 450m2 GBA would require discretionary resource consent, regardless as to whether this is internal/external or the degree of change to the approved footprint. finally, in regard to PER-2 note that no industrial activities have been provided for in the Light Industrial Zone as a permitted activity.	Amend rule LIZ-R1 New buildings or structures, and extensions or alterations to existing buildings or structures to default to a restricted discretionary activity and to enable additional and alterations where they do not change the existing footprint and remove the reference to industrial activities in PER 2.		Accept in part
S482.007	House Movers Section of New Zealand Heavy Haulage Association Inc	LIZ-R1	Support in part	The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	amend LIZ-R1 to: provide for relocated building as a permitted activity whenrelocated buildings meet performance standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report(schedule 2) restricteddiscretionary activity status for relocated buildings that do not meet thepermitted activity status standards		Reject
FS23.154	Des and Lorraine Morrison		Support	It is important that provision is made in all zones for relocatable buildings to enable choice, reuse of existing housing, and to make it clear what the activity status is for such buildings. This is particularly the case in urban zones.	Allow	allow the relief sought	Reject
S371.019	Bunnings Limited	LIZ-R1	Support in part	Bunnings seek amendment to the building and structure provisions to ensure that Bunnings Warehouse (buildings and structures) can be	Amend Rule LIZ -R1 as follows:		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				established as a permitted activity where an appropriate GBA is met (PER-1). It is considered that a GBA of less than 450m ² for permitted activity with a default to discretionary activity where compliance is not achieved is particularly onerous approach	<ul style="list-style-type: none"> • Increase threshold for coverage for new buildings or structures • Permit alterations where they do not result in an increased building footprint • Permit extensions of an appropriate scale where they comply with LIZ-S1, LIZ-S2, LIZ-S3, LIZ-S4, LIZ-S8 to avoid unnecessary consenting requirements. • Default to a restricted discretionary activity for non-compliance with PER 1 or PER-2. • Amend PER-2 to refer to 'permitted activities' instead of 'industrial activities' 		
FS395.002	Ti Toki Farms Limited		Support	For the reasons given within the Original Submission from Bunnings Limited. In addition, the changes sought in the Light Industrial Zone make clear what activities are permitted and what amendments to standards should be undertaken to better promote industrial activities.	Allow	allow the original submission	Accept in part
FS391.002	LD Family Investments Ltd		Support	For the reasons given within the Original Submission from Bunnings Limited. In addition, the changes sought in the Light Industrial Zone make clear what activities are permitted and what amendments to standards should be undertaken to better promote industrial activities.	Allow	allow the original submission	Accept in part
FS345.033	Ngawha Generation Limited		Support	NGL agrees that the 450m ² GFA limit in this rule is an unnecessary restriction and should be deleted for the reasons outlined in its own submission. NGL supports permitting alterations to existing buildings where they do not increase GFA. NGL also supports the default to a restricted discretionary activity	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
				for non-compliance with PER 1 or PER.2		
S432.008	Ngawha Generation Limited	LIZ-R1	Oppose	NGL considers that the 450m2 GFA limit in this rule is an unnecessary restriction. Industrial activities within a light industrial area typically require large buildings. Subject to compliance with the bulk and location standards (e.g., coverage) there is no other logical reason to impose a GFA restriction on buildings or structures in an industrial area.	Amend LIZ-R1 to delete PER-1.	Accept
FS370.018	Bunnings Limited		Support in part	Bunnings seeks specific amendments to the rule as outlined in its original submission to ensure that a Bunnings Warehouse can be established as a permitted activity where an appropriate GBA is met within the zone.	Allow in part Rule LIZ -R1 as follows: Increase threshold for coverage for new buildings or structures. Permit alterations where they do not result in an increased building footprint. Permit extensions of an appropriate scale where they comply with LIZ-S1, LIZ-S2, LIZ-S3, LIZ-S4, LIZ-S8 to avoid unnecessary consenting requirements. Default to a restricted discretionary activity for non-compliance with PER 1 or PER-2. Amend PER-2 to refer to 'permitted activities' instead of 'industrial activities' (inferred).	Accept in part
FS369.528	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
S45.002	Puketona Business Park Limited	LIZ-R1	Not Stated	The provisions of the Light Industrial zone require amendment to ensure they best achieve the purpose of the Act and the overarching intent of the National Policy Statement on Urban Development 2020 in respect of well-functioning urban environments and indeed the PDP's stated strategic directions. PBPL considers a requirement to seek resource consent for new buildings with greater than 450m ² Gross Business Area effectively renders the majority of	Delete PER-1 of Rule LIZ-R1	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				light industrial activity unable to establish within this zone without resource consent. Very few light industrial activities will comply with that unnecessarily restrictive threshold. Indeed, light industrial activities have a functional and operational requirement for greater floorspace than commercial (excluding large format retail) and mixed-use activities.			
FS345.030	Ngawha Generation Limited		Support in part	NGL agrees that the 450m2 GFA limit in this rule is an unnecessary restriction and should be deleted for the reasons outlined in its own submission.	Allow in part	allow in part the original submission	Accept in part
S360.012	Waste Management NZ Limited	LIZ-R1	Oppose	There is no rational basis for the threshold for the area of buildings within the Light Industrial zone. It is not necessary to apply a threshold to the gross business area (or gross floor area) of activities or new buildings within the Light Industrial zone, noting that other standards are proposed to manage the effects of the location and scale of buildings. The threshold is a blunt instrument which does not adequately recognise the requirements for the efficient design and operation of industrial activities, including transfer stations, and should be deleted	Delete PER-1 of Rule LIZ-R1		Accept
FS345.031	Ngawha Generation Limited		Support	NGL agrees that the 450m2 GFA limit in this rule is an unnecessary restriction and should be deleted for the reasons outlined in its own submission.	Allow	allow the original submission	Accept
S368.011	Far North District Council	LIZ-R1	Support in part	Provision needs to be made for the pedestrian frontage shown on the maps. This is an omission that was in the operative DP Commercial zone and not brought across in the light industrial PDP zone.	Amend to Include reference to a standard in the 'New buildings or structures, and extensions or alterations to existing buildings or structures' rule, and include the standard for pedestrian frontage as seen in the Mixed Use zone.		Accept
FS345.032	Ngawha Generation Limited		Oppose	NGL opposes provision being made for pedestrian frontages within the Light Industrial Zone, insofar as it relates to the NGL land. This land is not appropriate to allow pedestrian frontage given the nature of current and anticipated activities undertaken on the site.	Disallow	disallow the original submission	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S431.128	John Andrew Riddell	LIZ-R1	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend the rule so that any proposal to set a building or structure less than 20 metres back from the coastal marine area, or from rivers and banks is a non-complying activity		Reject
FS345.034	Ngawha Generation Limited		Oppose	NGL considers that this is an onerous setback and activity status for circumstances where adverse effects can be adequately managed.	Disallow	disallow the original submission	Accept
FS332.128	Russell Protection Society		Support	The original submission aligns with our values. The Russell Protection Society has a purpose of promoting wise and sustainable development that compliments the historic and special character of Russell and its surrounds.	Allow	Allow the original submission.	Reject
S509.004	Mainfreight Limited	LIZ-R1	Oppose	Rules LIZ-R1 PER-1 and HIZ-R1 specifically relate to new buildings, providing for new buildings as permitted activities. Rules LIZ-R1-PER-1 and HIZ-R1-PER-2 specifically provide for activities ancillary to and industrial activity as a permitted activity, and both the LIZ and HIZ list other activities, such as trade suppliers, as permitted activities. However, neither the LIZ or HIZ contain any rule specifying that industrial activities are permitted. As such, it appears that industrial activities fall to be a discretionary activity in LIZ and HIZ, pursuant to rules LIZ-R9 and HIZ-R8 respectively	delete LIZ-R1 PER-1 relating to maximum building size within the light industry zone		Accept
FS345.035	Ngawha Generation Limited		Support	NGL agrees that the 450m2 GFA limit in this rule is an unnecessary restriction and should be deleted for the reasons outlined in its own submission	Allow	allow the original submission	Accept
S509.005	Mainfreight Limited	LIZ-R1	Support in part	Rules LIZ-R1 PER-1 and HIZ-R1 specifically relate to new buildings, providing for new buildings as permitted activities. Rules LIZ-R1-PER-1 and HIZ-R1-PER-2 specifically provide for activities ancillary to and industrial activity as a permitted activity, and both the LIZ and HIZ list other activities, such as trade suppliers, as permitted activities. However, neither the LIZ or HIZ contain any rule specifying that industrial activities are permitted. As such, it appears that industrial activities fall to be a discretionary activity in LIZ and HIZ, pursuant to rules LIZ-R9 and HIZ-R8 respectively.	amend LIZ-R1 to specially address industrial activities as permitted		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS345.036	Ngawha Generation Limited		Support	NGL supports the clarification that Industrial Activities are permitted with in the Light Industrial Zone.	Allow	allow the original submission	Accept in part
S283.041	Trent Simpkin	LIZ-R1	Oppose	The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds therefore mean many homes will still require a resource consent for impermeable surfaces. All RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say it's acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process and assist with getting back to realistic processing times). This submission point applies to all zones.	Amend to increase impermeable surface coverage maximum to be realistic based on the size of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)		Reject
S437.001	FNR Properties Limited	LIZ-R2	Support	The provision is supported as it represents a positive change for 142 and 134 North Road, Kaitaia and surrounding properties.	Retain Rule LIZ-R2 as notified.		Accept
S432.009	Ngawha Generation Limited	LIZ-R2	Support	NGL supports these activities being permitted in the Light Industrial Zone.	Retain LIZ-R2 as notified.		Accept
FS369.529	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
S432.010	Ngawha Generation Limited	LIZ-R3	Support	NGL supports these activities being permitted in the Light Industrial Zone.	Retain LIZ-R3 as notified.		Accept
FS369.530	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
S45.031	Puketona Business Park Limited	LIZ-R4	Support	Supports the requirement for a restricted discretionary activity where zone standards are infringed.	Retain restricted discretionary activity status where zone standards are infringed.		Accept
FS345.037	Ngawha Generation Limited		Support	NGL supports the default to a restricted discretionary activity status where zone standards are infringed.	Allow	allow the original submission	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S432.011	Ngawha Generation Limited	LIZ-R4	Support	NGL supports these activities being permitted in the Light Industrial Zone.	Retain LIZ-R4 as notified.	Accept
FS369.531	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
S363.030	Foodstuffs North Island Limited	LIZ-R5	Not Stated	The submitter considers rule LIZ-R5 Convenience stores, restaurants, cafés and takeaway food outlets, with no definition of supermarket and non-compliance to the permitted standard defaulting to a discretionary activity to be inappropriate, inefficient and ineffective.	Amend rule LIZ-R5 Convenience stores, restaurants, cafés and takeaway food outlets, to clearly provide for supermarkets.	Accept in part
S437.002	FNR Properties Limited	LIZ-R5	Support	The provision is supported as it represents a positive change for 142 and 134 North Road, Kaitaia and surrounding properties, and will significantly contribute to the economic growth of the district.	Retain Rule LIZ-R5 as notified.	Accept in part
FS542.163	Foodstuffs North Island Limited		Oppose	Foodstuffs seeks amendments to provide for supermarkets	Disallow amend LIZ-R5	Accept in part
S432.013	Ngawha Generation Limited	LIZ-R5	Support in part	NGL considers that the 200m2 GFA limit in this rule is an unnecessary restriction with no apparent justification. Activities within a light industrial area typically require large buildings. Subject to compliance with the bulk and location standards (e.g., coverage) there is no other apparent reason to impose a GFA restriction on Convenience stores, restaurants, cafes and takeaway food outlets.	Amend LIZ-R5 to delete PER-1.	Accept in part
FS369.533	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
S432.012	Ngawha Generation Limited	LIZ-R6	Support	NGL supports these activities being permitted in the Light Industrial Zone.	Retain as LIZ-R6 as notified.	Accept
FS369.532	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
S432.015	Ngawha Generation Limited	LIZ-R7	Oppose	NGL opposes discretionary activity status for commercial activities within the Light Industrial Zone.	Amend the activity status for LIZ-R7 to permitted activity.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				These activities often locate within the Light Industrial Zone and a discretionary activity status is not justified.			
FS542.164	Foodstuffs North Island Limited		Support in part	Foodstuffs seeks amendments to provide for supermarkets	Allow in part	amend LIZ-R7	Accept in part
FS369.535	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
S336.026	Z Energy Limited	LIZ-R7	Support	Rule LIZ-R7 is supported in principle.	Retain Rule LIZ-R7		Accept in part
FS542.165	Foodstuffs North Island Limited		Oppose	Foodstuffs seeks amendments to provide for supermarkets	Disallow	amend LIZ-R7	Accept in part
S363.031	Foodstuffs North Island Limited	LIZ-R7	Not Stated	The submitter considers that rule LIZ-R7 Commercial Activity, provides for all commercial activities are a discretionary activity which would include supermarkets as they are not defined. This lack of clear definition and activity status will result in confusion and an ineffective plan.	Amend rule LIZ-R7 Commercial activity, to provide for supermarkets as a permitted activity.		Accept in part
FS345.038	Ngawha Generation Limited		Support	NGL opposes discretionary activity status for commercial activities within the Light Industrial Zone and supports the use of defined terms throughout the plan.	Allow	allow the original submission	Accept in part
S432.016	Ngawha Generation Limited	LIZ-R8	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain RIZ-R8 as notified.		Accept in part
FS369.536	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
S432.017	Ngawha Generation Limited	LIZ-R9	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R9 as notified.		Accept
FS369.537	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
S432.018	Ngawha Generation Limited	LIZ-R10	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R10 as notified.		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
FS369.538	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
S432.019	Ngawha Generation Limited	LIZ-R11	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R11 as notified.	Accept in part
FS369.539	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
S432.020	Ngawha Generation Limited	LIZ-R12	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R12 as notified.	Accept
FS369.540	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
S214.007	Airbnb	LIZ-R13	Support in part	The proposed district plan allows for visitor accommodation as a permitted activity for less than or equal to 6-10 guests on site. If these conditions are not met, the activity is discretionary except in the settlement zone where it is restricted discretionary. Airbnb supports the overall approach to allow visitor accommodation to occur in all zones and commends the Council's leadership in this space. We would, however, recommend that restrictions around the number of guests be standardised to 10 across the district to account for the range of families that tend to stay in this type of accommodation and would also recommend that properties that do not meet permitted status default to restricted discretionary as opposed to discretionary. This would increase certainty for our Hosts and unlock the full potential of residential visitor accommodation in the district. Airbnb strongly believes that consistency for guests and hosts is important and that a national approach is the most effective way to address these concerns. Kiwis agree with 64% expressing support for national regulation. One example of this type of standardised approach across councils is the Code of Conduct approach as piloted in New South Wales (NSW), Australia (with a robust compliance and enforcement mechanism, perating on a 'two strike' basis whereby bad actors are excluded from	Amend rules to standardise the guest limit cap for permitted visitor accommodation to 10 across all zones and make the default non-permitted status restricted discretionary (as opposed to Discretionary) across all zones.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				participating in the industry for a period of 5 years after repeated breaches of the Code).			
FS23.069	Des and Lorraine Morrison		Support	Support standardizing the number applying to permitted visitor accommodation activities across all zones. Taking a consistent approach will make it easier for the plan provisions to be applied and understood. The effects are not likely to differ significantly in residential zones	Allow	allow relief sought	Reject
FS345.039	Ngawha Generation Limited		Oppose	NGL opposes making a permitted activity provision for visitor accommodation within the Light Industrial Zone. Such activities are incompatible with the industrial activities that the zone provides for and will lead to unacceptable reverse sensitivity effects.	Disallow	disallow the original submission	Accept
S432.021	Ngawha Generation Limited	LIZ-R13	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R13 as notified.		Accept
FS369.541	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
S45.003	Puketona Business Park Limited	LIZ-R14	Neutral	The provisions of the Light Industrial zone require amendment to ensure they best achieve the purpose of the Act and the overarching intent of the NPSUD in respect of well-functioning urban environments and indeed the PDP's stated strategic directions. All new buildings should be able to be accommodated within the Light Industrial zone without resource consent, unless the proposal infringes specific standards, as identified.	Amend Rule LIZ-R14 to clarify that it does not inadvertently result in a non-complying activity status for developments that import cleanfill during earthworks to create appropriate building platforms or similar.		Accept in part
S432.022	Ngawha Generation Limited	LIZ-R14	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R14 as notified.		Accept
FS369.542	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
S432.023	Ngawha Generation Limited	LIZ-R15	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R15 as notified.		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS369.543	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
S158.016	Ara Poutama Aotearoa the Department of Corrections	LIZ-R16	Oppose	<p>The zone framework does not enable community corrections activities and provides non-complying activity status in the Light Industrial zone (in accordance with Rule LIZ-R16). Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable non-custodial community corrections sites to establish, operate and redevelop, within appropriate areas. Industrial and commercial areas provide suitable sites for community corrections activities; in particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage.</p> <p>Community corrections activities are a compatible and appropriate activity in a Light Industrial zone. They are consistent with the character and amenity of such zones. Furthermore, as community corrections facilities are not sensitive to the effects of commercial environments (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.</p> <p>Requests that the respective rule framework for the Light Industrial zone be amended to provide for "community corrections activities" as a permitted activity.</p>	Amend the activity status for Community corrections activity from Non-complying in LIZ-R16 to Permitted.		Accept
FS345.041	Ngawha Generation Limited		Support	NGL considers that community corrections activities should be permitted in the Light Industrial Zone, consistent with how those activities are treated in the Light Industrial Zone in the Whangārei District Plan. 1 These activities exist in the vicinity and are compatible within a Light Industry Zone	Allow	allow the original submission	Accept
S432.026	Ngawha Generation Limited	LIZ-R16	Oppose	NGL considers that Community corrections activities should be permitted in the Light Industrial Zone, consistent with how those activities are treated in the Light Industrial Zone in the Whangārei District Plan.2 These activities	Amend the activity status for LIZ-R16 to permitted activity.		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				exist in the vicinity and can be compatible within a Light Industry Zone.		
FS369.546	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
S432.024	Ngawha Generation Limited	LIZ-R17	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R17 as notified.	Accept
FS369.544	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
S432.027	Ngawha Generation Limited	LIZ-R18	Oppose	NGL considers that primary production should be permitted in the Light Industrial Zone. Often, as is the case with some of the NGL land being sought to be rezoned, Light Industry Zone land can be vacant pending the appropriate market conditions and opportunities to eventuate for development. Utilising any vacant land for primary production (e.g., grazing) is a logical and efficient use of that land until such time that it can be developed, and doesn't generate any reverse sensitivity effects or other effects that require management via a resource consent requirement.	Amend the activity status for LIZ-R18 to permitted activity.	Accept in part
FS369.547	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
S331.086	Ministry of Education Te Tāhuhu o Te Mātauranga	LIZ-R19	Oppose	The submitter opposes rule LIZ-R19 Educational facility, as it considers that educational facilities should be provided for in the Light Industrial Zone as a restricted discretionary activity, as educational facilities are considered essential social infrastructure that may need to be located within industrial areas, particularly training facilities (e.g., forklift driver training). The submitter requests a change in the activity status to restricted discretionary to ensure that the consideration of effects is appropriately limited to matters of relevance.	Amend rule LIZ-R19 Educational facility, as follows: Educational facility excluding childcare centres Activity status: Non-complying Restricted Discretionary Matters of discretion are restricted to: a. Reverse sensitivity effects. b. compatibility of the education activity with the zone c. Design and layout. Activity status where compliance not	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					achieved: Non complying		
FS345.042	Ngawha Generation Limited		Oppose	NGL supports the activity status for educational facilities as notified.	Disallow	disallow the original submission	Accept in part
S432.025	Ngawha Generation Limited	LIZ-R19	Support	NGL supports the activity status of these activities in the Light Industrial Zone.	Retain LIZ-R19 as notified.		Accept in part
FS369.545	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
S371.021	Bunnings Limited	LIZ-S1	Support	Bunnings supports the 12m building height for buildings and structures	Retain Standard LIZ-S1		Accept in part
S509.007	Mainfreight Limited	LIZ-S1	Support in part	The maximum height standard within the LIZ and HIZ is only 12 metres. This height standard is insufficient to accommodate a standard warehouse, and is inconsistent with the stated objective of both zones to enable the efficient operation of industrial activities.	amend LIZ-S1 to permit a height of 20 metres		Accept in part
FS304.017	Radio New Zealand		Support	The submitter sought a note be added to the Light Industrial Zone warning of potential safety risks for structures more than 40m tall, within 1,000m of RNZ's facilities. Noting that 20m structures in this zone do not present a safety risk and, on that basis, the submitter does not oppose the original submission.	Allow	Allow the original submission.	Accept in part
S45.004	Puketona Business Park Limited	LIZ-S1	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred).		Reject
FS370.019	Bunnings Limited		Support	Bunnings supports the retention of this standard.	Allow	Allow the original submission.	Reject
S432.028	Ngawha Generation Limited	LIZ-S1	Support	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions sought by NGL.		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS370.020	Bunnings Limited		Support	Bunnings supports the retention of this standard.	Allow	Allow the original submission.	Reject
FS369.548	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow		Reject
S431.187	John Andrew Riddell	LIZ-S2	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.		Accept
S432.039	Ngawha Generation Limited	LIZ-S2	Support	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions sought by NGL.		Accept
FS370.021	Bunnings Limited		Support	Bunnings supports the retention of this standard.	Allow	Allow the original submission.	Accept
FS369.559	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
S45.024	Puketona Business Park Limited	LIZ-S2	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred		Accept
FS370.022	Bunnings Limited		Support	Bunnings supports the retention of this standard.	Allow	Allow the original submission.	Accept
S371.022	Bunnings Limited	LIZ-S2	Support	Bunnings supports no height in relation to boundary standard for where the site adjoins other industrial zoned sites	Retain Standard LIZ-S2		Accept
FS345.043	Ngawha Generation Limited		Support	NGL supports the retention of LIZ-S2 as notified.	Allow	retain LIZ-S2 as notified	Accept
S512.078	Fire and Emergency New Zealand	LIZ-S3	Support in part	Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency. An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks	Insert advice note to setback standard Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				and firefighting access through the New Zealand Building Code (NZBC).	to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted		
S432.040	Ngawha Generation Limited	LIZ-S3	Support	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions sought by NGL.		Accept in part
FS370.023	Bunnings Limited		Support	Bunnings supports the retention of this standard.	Allow	Allow the original submission.	Accept in part
FS369.560	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
S45.025	Puketona Business Park Limited	LIZ-S3	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred).		Accept in part
FS370.024	Bunnings Limited		Support	Bunnings supports the retention of this standard.	Allow	Allow the original submission.	Accept in part
S371.023	Bunnings Limited	LIZ-S3	Support	Bunnings support no setback requirements where the site adjoins other industrial zoned sites	Retain Standard LIZ-S3		Accept in part
FS345.044	Ngawha Generation Limited		Support	NGL supports the retention of LIZ-S3 as notified.	Allow	retain LIZ-S3 as notified	Accept in part
S416.063	KiwiRail Holdings Limited	LIZ-S3	Support in part	For health and safety reasons, KiwiRail seek a setback for structures from the rail corridor boundary. While KiwiRail do not oppose development on adjacent sites,	Insert a railway setback (refer to submission for examples) Insert the following matters of discretion into		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				<p>ensuring the ability to access and maintain structures without requiring access to rail land is important. Parts of the KiwiRail network adjoin commercial, mixed use, industrial and open space zones. These zone chapters do not currently include provision for boundary setbacks for buildings and structures. KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures. KiwiRail considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in all zones adjacent to the railway corridor. Building setbacks are essential to address significant safety hazards associated with the operational rail corridor. The Proposed Plan enables a 1m setback from side and rear boundaries shared with the rail corridor, increasing the risk that poles, ladders, or even ropes for abseiling equipment, could protrude into the rail corridor and increasing the risk of collision with a train or electrified overhead lines. Further, there is a 600mm eave allowance within side and rear yards which restricts potential access to roofs from of buildings even further and results in an effective yard setback of 400mm. KiwiRail consider that a 5m setback is appropriate in providing for vehicular access to the rear of buildings (e.g. a cherry picker) and allowing for scaffolding to be erected safely. This setback provides for the unhindered operation of buildings, including higher rise structures and for the safer use of outdoor deck areas at height. This in turn fosters visual amenity, as lineside properties can be regularly maintained. One option is a cross-reference between the standards of each zone to avoid repetition, or to create a standard rail corridor setback rule and replicate it in each zone. The provision of a setback can ensure that all buildings on a site can be accessed and maintained for the life of that structure, without the requirement to gain access to rail land, including by aspects such as ladders, poles or abseil ropes. This ensures that a safe amenity is provided on the adjacent sites for the occupants, in line with delivery policy direction such as GRZ-O2, clause 4 whereby safety is a specific objective for achieving zone appropriate character and amenity values.</p>	<p>the standard:</p> <ul style="list-style-type: none"> • the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor • the safe and efficient operation of the rail network 	

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				It is noted that some zones (Heavy Industrial, Rural production)) have wider yards than sought by KiwiRail. This is supported, but the yard purpose is not linked to safety matters relating to a site's proximity to the railway and therefore any applications for reductions may not consider this requirement.			
FS345.045	Ngawha Generation Limited		Oppose	NGL recognises the need to protect the rail corridor. However, NGL seeks to ensure any provisions drafted to give effect to Kiwi Rail's submission do not restrict existing industrial activities from operating.	Disallow	disallow the original submission	Accept
FS243.149	Kainga Ora Homes and Communities		Oppose	Kāinga Ora opposes the requested 5m setback; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners. The amendments are unnecessary.	Disallow	Insert a railway setback (refer to submission for examples) Insert the following matters of discretion into the standard:	Accept
S45.026	Puketona Business Park Limited	LIZ-S4	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred)		Reject
S336.027	Z Energy Limited	LIZ-S5	Support in part	Standard LIZ-S5 (outdoor storage) requires any outdoor storage areas, except for the display of goods for retail sale, to be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from adjoining sites and public land. Outdoor storage is not defined and the standard provides no additional clarification, as such an amendment or clarification is sought to ensure that the standard does not relate to storage of fuel in above ground tanks.	Amend Standard LIZ-S5 to exclude above ground storage of fuel at truck stops, as follows: Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from adjoining sites and public land. This standard does not apply to aboveground tanks at truck stops. And/or Clarify through a new definition or note what is intended by 'outdoor storage', including ensuring above ground tanks are not considered 'outdoor storage'.		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S370.003	Linda Gigger	LIZ-S5	Oppose	The submitter has an existing, consented, and well established light industrial activity which has been in place for some time and exemptions should be made for existing and consented activities	Delete the requirement in Standard LIZ-S5 to screen outdoor storage areas by a fence or wall		Accept in part
S384.004	LD Family Investments Limited	LIZ-S5	Support in part	The adjoining sites are used for light industrial activities. The land is for industrial undertaking and the only need to screen would relate to security. The visual presence of activities on adjoining sites in this zone is not an effect which requires management. It places additional non productive requirements upon a land owner.	Amend LIZ-25 to not require screening onto adjoining sites.		Accept in part
S318.003	Mangonui Haulage	LIZ-S5	Oppose	The submitter considers LIZ-S5 Outdoor Storage should include exemptions for existing consents and well established light industrial activity on the site.	Amend LIZ-S5 to include exemptions for existing consented light industrial activities		Accept in part
S134.003	Lynley Newport	LIZ-S5	Support in part	LIZ-S5 should be reserved for sites that have a zone interface with a more sensitive zoning, and not apply within the zone	Amend LIZ-S5 to only apply where there is a zone interface with a more sensitive zoning such as General Residential		Accept in part
FS196.85	Joe Carr		Support		Allow		Accept in part
FS55.002	Z Energy Limited		Support	The submitter supports that the standard only applies where there is an interface with a more sensitive zone such as the General Residential Zone. LIZ-S6 and LIZ-S7 already require screening along road boundaries and side boundaries adjoining sensitive zones with landscaping and/or fencing of 1.8 m in height.	Allow	Allow the original submission.	Accept in part
FS345.047	Ngawha Generation Limited		Support	NGL supports this rule only applying where there is an interface with a sensitive zone.	Allow	allow the original submission	Accept in part
S262.004	Ti Toki Farms Limited	LIZ-S5	Not Stated	The submitter considers that when adjoining sites are used for light industrial activities, the only need to screen would relate to security and that the visual presence of activities on adjoining sites is not an effect which requires management.	Amend LIZ-S5 to not require screening into adjoining sites.		Accept in part
FS55.003	Z Energy Limited		Support	The submitter supports the exemption of the standard when an adjoining site is used for a light industrial activity. LIZ-S6 and LIZ-S7 already require screening along road boundaries and side boundaries adjoining sensitive zones with landscaping and/or fencing of 1.8 m in height.	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
S371.024	Bunnings Limited	LIZ-S5	Support in part	Bunnings seeks flexibility within the drafting of provisions so that Standard LIZ-S5 is not triggered where an alteration of extension to a legally established building or structure that contains a permitted activity (see S371.020)	Amend Standard LIZ-S5 to provide flexibility for alterations and extensions.		Accept in part
FS55.004	Z Energy Limited		Support in part	The submitter supports the amendments sought but seeks further exemptions so existing service stations which are not a permitted activity in the LIZ but were lawfully established would be exempt.	Allow in part	Amend LIZ-S5 so the exemption also applies to alterations or extensions to lawfully established buildings or structures that contain a lawfully established existing activity.	Accept in part
FS395.003	Ti Toki Farms Limited		Support	For the reasons given within the Original Submission from Bunnings Limited. In addition, the changes sought in the Light Industrial Zone make clear what activities are permitted and what amendments to standards should be undertaken to better promote industrial activities.	Allow	allow the original submission	Accept in part
FS391.003	LD Family Investments Ltd		Support	For the reasons given within the Original Submission from Bunnings Limited. In addition, the changes sought in the Light Industrial Zone make clear what activities are permitted and what amendments to standards should be undertaken to better promote industrial activities.	Allow	allow the original submission	Accept in part
FS345.048	Ngawha Generation Limited		Support	NGL supports this rule not applying to an alteration or extension of an existing lawfully established building	Allow	allow the original submission	Accept in part
S432.042	Ngawha Generation Limited	LIZ-S5	Support	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions sought by NGL.		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS370.025	Bunnings Limited		Oppose	Bunnings seeks changes to this standard to allow flexibility for additions and alterations for the reasons outlined in its original submission.	Disallow	Amend Standard LIZ-S5 to provide flexibility for alterations and extensions (inferred).	Accept in part
FS369.562	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
S45.027	Puketona Business Park Limited	LIZ-S5	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred)		Accept in part
FS370.026	Bunnings Limited		Oppose	Bunnings seeks changes to this standard to allow flexibility for additions and alterations for the reasons outlined in its original submission.	Disallow	Amend Standard LIZ-S5 to provide flexibility for alterations and extensions (inferred).	Accept in part
S67.017	Michael John Winch	LIZ-S5	Oppose	Outdoor storage and light industrial buildings are integral parts of Light Industrial land use and can be expected to be seen from adjoining industrial land and roads. Standard LIZ-S7 protects adjoining non-industrial properties from the visual effects of these activities; Standards LIZ-S5 and LIZ-S6 are unnecessary restrictions on normal business activity	delete Standard LIZ-S5		Accept in part
FS345.046	Ngawha Generation Limited		Support	NGL supports the deletion of this rule. Alternatively, NGL seeks that it apply only where the Industrial Zoned land adjoins a more sensitive zone.	Allow	allow the original relief	Accept in part
FS346.840	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 than where the relief sought would conflict with that sought in Forest & Birds submission.	Allow	Allow the original submission	Accept in part
FS566.066	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
S370.004	Linda Gigger	LIZ-S6	Oppose	The submitter has an existing, consented, and well established light industrial activity and exemptions should be made for existing and consented activities. There is also internal inconsistency within the PDP as it	Delete the requirement in Standard LIZ-S6 to landscape and screen road boundaries		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				relates to rules LIZ-S5 and LIZ-S6 as outdoor storage areas along a road boundary need to be screened by a fence, however such outdoor storage areas also need to be landscaped. This will cause unnecessary consenting requirements		
S371.025	Bunnings Limited	LIZ-S6	Support in part	Bunnings seeks flexibility within the drafting of provisions so that Standard LIZ-S6 is not triggered where an alteration of extension to a legally established building or structure that contains a permitted activity (see S371.020)	Amend Standard LIZ-S6 to provide flexibility for alterations and extensions	Accept in part
S360.013	Waste Management NZ Limited	LIZ-S6	Oppose	If point 1 is retained, it must relate to a specified depth from a road boundary, as the current wording of the standard is ambiguous and could be interpreted as requiring the full extent of the site area between the front boundary and any building or driveway to be landscaped, which does not adequately recognise that activities within the zone regularly require sealed outdoor areas. The 'overview' section explains that the zone is not required to focus on pedestrian access or amenity. Industrial zones naturally have a lower expectation in terms of amenity.	Amend point 1 of Standard LIZ-S6 to specify that landscaping is required for a depth of 1m.	Reject
S360.014	Waste Management NZ Limited	LIZ-S6	Oppose	It is inappropriate and inefficient to require vegetation to achieve a continuous screen at the road boundary. The 'overview' section explains that the zone is not required to focus on pedestrian access or amenity. Industrial zones naturally have a lower expectation in terms of amenity, such that it is unnecessary to seek to visually screen activities from the streetscape. WMNZ considers that the landscaping requirements at road boundaries are unnecessarily onerous.	Delete point 2 of Standard LIZ-S6	Reject
S318.004	Mangonui Haulage	LIZ-S6	Oppose	The submitter considers that the requirements of LIZ-S6 Landscaping and screening on road boundaries should include exemptions for existing consents and well established light industrial activity on the site.	Amend LIZ-S6 to include exemptions for existing consents and well established light industrial activity on the site.	Reject
S67.018	Michael John Winch	LIZ-S6	Oppose	Outdoor storage and light industrial buildings are integral parts of Light Industrial land use and can be expected to be seen from adjoining industrial land and roads. Standard LIZ-S7 protects adjoining non-industrial properties from the visual effects of these	delete Standard LIZ-S6	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				activities; Standards LIZ-S5 and LIZ-S6 are unnecessary restrictions on normal business activity			
FS395.004	Ti Toki Farms Limited		Support	It is agreed that outdoor storage and light industrial building are integral parts of the Light Industrial Zone and that these can be expected to be seen from adjoining industrial land and zones.	Allow	allow the original submission	Reject
FS391.004	LD Family Investments Ltd		Support	It is agreed that outdoor storage and light industrial building are integral parts of the Light Industrial Zone and that these can be expected to be seen from adjoining industrial land and zones.	Allow	allow the original submission	Reject
FS346.841	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 than where the relief sought would conflict with that sought in Forest & Birds submission.	Allow	Allow the original submission	Reject
FS566.067	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
S432.043	Ngawha Generation Limited	LIZ-S6	Support in part	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions sought by NGL.		Accept in part
FS370.027	Bunnings Limited		Oppose	Bunnings seeks changes to this standard to allow flexibility for additions and alterations for the reasons outlined in its original submission.	Disallow	Amend Standard LIZ-S6 to provide flexibility for alterations and extensions (inferred).	Accept in part
FS369.563	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
S45.028	Puketona Business Park Limited	LIZ-S6	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred).		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS370.028	Bunnings Limited		Oppose	Bunnings seeks changes to this standard to allow flexibility for additions and alterations for the reasons outlined in its original submission.	Disallow	Amend Standard LIZ-S6 to provide flexibility for alterations and extensions (inferred).	Accept in part
S336.028	Z Energy Limited	LIZ-S6	Support in part	Standard LIZ-S6 requires, inter alia, that landscaping along a road boundary shall be a minimum height of 1m at installation and shall achieve a continuous screen of 1.8m in height and 1.5m in width within five years. Z Energy accepts that landscaping along the road boundary can enhance the attractiveness of a site and mitigate the effects of the development of the site. For truck stop sites, however, incorporating trees into front boundary landscaping is problematic. As such the matters of discretion should be amended to enable consideration of functional requirements for not achieving the outcomes sought by the standard (which is already in part provided through site specific reasons "topographical or other site constraints..."). Note: 'Functional Need' is defined in the National Planning Standards and is not included in the PDP, hence functional requirement would be appropriate in this case.	Amend the matters of discretion relating to Policy LIZ-S6 as follows: Where the standard is not met, matters of discretion are restricted to: a.the character and amenity of the streetscape and surrounding area; b.topographical, or other site constraints, or functional requirements making compliance with this standard impractical; and ...		Accept
FS345.049	Ngawha Generation Limited		Support	NGL supports the proposed amendments to the rule to recognise that the functional requirements of some Industrial activities make landscaping inappropriate.	Allow	allow the original submission	Accept
S368.096	Far North District Council	LIZ-S7	Support in part	Typo, should be site not side	Amend LIZ-S7 Side Site boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial zones must		Accept
S371.026	Bunnings Limited	LIZ-S7	Support in part	Bunnings seeks flexibility within the drafting of provisions so that Standard LIZ-S7 is not triggered where an alteration or extension to a legally established building or structure that contains a permitted activity (see S371.020)	Amend Standard LIZ-S7 to provide flexibility for alterations and extensions		Accept in part
S509.009	Mainfreight Limited	LIZ-S7	Support in part	The landscaping and screening on road boundaries rule of both the LIZ and HIZ are unclear, but appear to	amend LIZ-S7 to require a two metre wide landscape strip along the front boundary,		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				enable buildings to be built hard against the road boundary, with only 50% of the residual area (excluding vehicle access) needing to be landscaped. Further, the requirement for landscaping to be in the form of a continuous hedge of no less than 1.8 metre in height is contrary to urban design and crime prevention through environmental design principles, in preventing interaction of development with the street	excluding pedestrian and vehicle entrance points, incorporating specimen trees and groundcover planting		
S432.044	Ngawha Generation Limited	LIZ-S7	Support	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions sought by NGL.		Accept in part
FS370.029	Bunnings Limited		Oppose	Bunnings seeks changes to this standard to allow flexibility for additions and alterations for the reasons outlined in its original submission.	Disallow	Amend Standard LIZ-S7 to provide flexibility for alterations and extensions (inferred).	Accept in part
FS369.564	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
S45.029	Puketona Business Park Limited	LIZ-S7	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred).		Accept in part
FS370.030	Bunnings Limited		Oppose	Bunnings seeks changes to this standard to allow flexibility for additions and alterations for the reasons outlined in its original submission.	Disallow	Amend Standard LIZ-S7 to provide flexibility for alterations and extensions (inferred).	Accept in part
S371.027	Bunnings Limited	LIZ-S8	Support in part	All stormwater collection systems must be designed in accordance with the Council's Environmental Engineering Standards 2022 Bunnings are concerned that this is an inconsistent application of engineering standards. Furthermore, the referenced Environmental Engineering Standards do not ensure sustainable, safe and efficient management of stormwater.	Amend to refine the relationship of the District Plan to the Environmental Engineering Standards to: <ol style="list-style-type: none"> 1. Ensure the District Plan requires the management of stormwater in a manner that achieves sustainable, safe and efficient provision of infrastructure. 2. Ensure referencing of the Environmental Engineering Standards in the District Plan is 		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation	
					appropriate and results in clear and measurable rules. 3. Cross-referencing to Environmental Engineering Standards is consistent across all chapters.		
S363.032	Foodstuffs North Island Limited	LIZ-S8	Not Stated	The submitter considers standard LIZ-S8 Coverage, which requires all stormwater collection systems to be designed in accordance with the Council's Environmental Engineering Standards 2022, that this is an inconsistent application of engineering standards. Furthermore, the referenced Environmental Engineering Standards do not ensure sustainable, safe and efficient management of stormwater.	Amend standard LIZ-S8 Coverage, to provide for the following: Review and refine the relationship of the District Plan to the Environmental Engineering Standards to: a. Ensure the District Plan requires the management of stormwater in a manner that achieves sustainable, safe and efficient provision of infrastructure. b. Ensure referencing of the Environmental Engineering Standards in the District Plan is appropriate and results in clear and measurable rules. c. Cross-referencing to Environmental Engineering Standards is consistent across all chapters.	Accept in part	
S269.001	Brad Hedger	LIZ-S8	Support	This is a good rule, it encourages permeable areas and potentially amenity in these spaces.	Retain LIZ-S8.	Accept in part	
FS370.031	Bunnings Limited		Oppose	Bunnings seeks amendments to this standard to review and refine the relationship of the district plan and the Engineering standards, for the reasons outlined in its original submission.	Disallow	Amend Standard LIZ-S8 to refine the relationship of the district plan to the engineering standards (inferred).	Accept in part
S432.045	Ngawha Generation Limited	LIZ-S8	Support	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions sought by NGL.	Accept in part	
FS370.032	Bunnings Limited		Oppose	Bunnings seeks amendments to this standard to review and refine the relationship of the district plan and the Engineering standards, for the reasons outlined in its original submission.	Disallow	Amend Standard LIZ-S8 to refine the relationship of the district plan to the engineering standards (inferred).	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
FS369.565	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
S45.030	Puketona Business Park Limited	LIZ-S8	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred).		Accept in part
FS370.033	Bunnings Limited		Oppose	Bunnings seeks amendments to this standard to review and refine the relationship of the district plan and the Engineering standards, for the reasons outlined in its original submission.	Disallow	Amend Standard LIZ-S8 to refine the relationship of the district plan to the engineering standards (inferred).	Accept in part
S360.003	Waste Management NZ Limited	Objectives	Oppose	It is critical that the Proposed Plan provide for 'waste management facilities' in a broader range of zones to reflect the functional and operational requirements of such activities, and to provide a framework within which the effects of such activities can be appropriately managed. In this respect, it is appropriate that the Proposed Plan provides for waste management facilities at the 'strategic direction' level, as well as specifically within the Light Industrial, Heavy Industrial and Rural Production zones.	Amend the objectives to provide for waste management facilities		Reject
S454.120	Transpower New Zealand Ltd	Objectives	Not Stated	Critical infrastructure such as the National Grid sometimes has a functional or operational need to locate in the Heavy Industrial Zone and needs to be provided for. Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. A new objective is required to address this.	Insert new objective HIZ-Ox as follows: The Heavy Industrial zone is used by compatible activities and infrastructure, that have a functional or operational need to locate in the zone.		Reject
FS243.161	Kainga Ora Homes and Communities		Oppose	Kāinga Ora opposes the proposed amendment, as it is inconsistent with its primary submission. The amendment is unnecessary	Disallow	(similar relief sought to above submission - numerous points)	Accept
FS369.512	Top Energy		Support	Top Energy supports the objective to provide for infrastructure that has a functional or operational need to locate in the zone.	Allow		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S331.087	Ministry of Education Te Tahuu o Te Mātauranga	HIZ-O1	Support	The submitter supports objective HIZ-O1, to protect heavy-industrial activities in this zone and to manage reverse sensitivity effects in the Heavy Industrial zone.	Retain objective HIZ-O1, as proposed.		Accept
FS374.040	Waipapa Pine Limited		Support	In relation to S331.087, Waipapa Pine Limited supports the intention of the submission which is to retain Objective HIZ-O1. Objective HIZ-O1 sets a clear expectation that the Heavy Industrial Zone be used for the efficient operation of heavy industrial activities and that the zone is managed to ensure its long term protection from land fragmentation, land sterilisation and reverse sensitivity effects.	Allow	allow the original submission	Accept
S360.006	Waste Management NZ Limited	Policies	Oppose	It is critical that the Proposed Plan provide for 'waste management facilities' in a broader range of zones to reflect the functional and operational requirements of such activities, and to provide a framework within which the effects of such activities can be appropriately managed. In this respect, it is appropriate that the Proposed Plan provides for waste management facilities at the 'strategic direction' level, as well as specifically within the Light Industrial, Heavy Industrial and Rural Production zones.	Amend the policies to provide for waste management facilities		Accept in part
S454.121	Transpower New Zealand Ltd	Policies	Not Stated	HIZ-P1 sets out the activities that are to be enabled in the Light Industrial zone. Transpower supports the intent of this policy, however critical infrastructure, such as the National Grid, is not clearly provided for. Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. A new policy is required to make it explicit that infrastructure such as the National Grid is enabled in the Light Industrial zone.	Insert new policy HIZ-Px as follows: Enable compatible activities and infrastructure, that have a functional or operational need to locate in the Heavy Industrial zone.		Reject
FS243.172	Kainga Ora Homes and Communities		Oppose	Kāinga Ora opposes the proposed amendment, as it is inconsistent with its primary submission. The amendment is unnecessary.	Disallow	(similar relief sought to above submission - numerous points)	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S368.020	Far North District Council	HIZ-P2	Support in part	Minor grammatical correction in reference to c. Relief sought	Amend HIZ-P2 Require all subdivision in the Heavy Industrial zone to provide the following reticulated services to the boundary of each lot: a. telecommunications: i. fibre where it is available; ii. copper where fibre is not available; iii. copper where the area is identified for future fibre deployment. b. local electricity distribution network; and c. wastewater, potable water supply, and stormwater where they are it is available.		Accept in part
S368.065	Far North District Council	HIZ-P3	Support in part	Inconsistent use of terminology in the PDP for sport and recreational activities	Amend HIZ-P3 Avoid the establishment of activities that do not support the function of the Heavy Industrial zone, including: a. residential activities; b. retirement villages; c. education facilities; d. sport and recreational activities; and e. commercial activities not ancillary to the on-site heavy industrial use.		Accept in part
S331.088	Ministry of Education Te Tāhuhu o Te Mātauranga	HIZ-P3	Support	The submitter supports policy HIZ-P3 to avoid the establishment of activities that do not support the function of the Heavy Industrial Zone, including education facilities.	Retain policy HIZ-P3, as proposed.		Accept in part
FS374.041	Waipapa Pine Limited		Support	In relation to S331.088, Waipapa Pine Limited supports the intention of the submission which is to retain Policy HIZ-P3. Policy HIZ-P3 promotes the avoidance of specific activities to locate in the Heavy Industrial Zone. These activities include residential	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
				activities, retirement villages, education facilities, recreation activities and commercial activities that are not ancillary to the on site heavy industrial use. These activities if allowed, would not promote achievement of the Objectives for the Heavy Industrial Zone.			
S416.052	KiwiRail Holdings Limited	HIZ-P7	Support in part	Policies in each zone provide for managing land use and subdivision to address the effects of the activity at zone interfaces by requiring the provision of 'setbacks, fencing, screening or landscaping required to address potential conflicts'. KiwiRail seeks an amendment to provide for the consideration of setbacks to the railway corridor or transport network, thus supporting safety and the railway setback rule sought	Insert additional matter as follows: the location and design of buildings adjacent to the railway corridor		Reject
FS243.138	Kainga Ora Homes and Communities		Support	Kāinga Ora opposes the requested 5m setback; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners. The amendments are unnecessary.	Disallow	Insert additional matter as follows: the location and design of buildings adjacent to the railway corridor	Reject
S360.009	Waste Management NZ Limited	Rules	Oppose	It is critical that the Proposed Plan provide for 'waste management facilities' in a broader range of zones to reflect the functional and operational requirements of such activities, and to provide a framework within which the effects of such activities can be appropriately managed. In this respect, it is appropriate that the Proposed Plan provides for waste management facilities at the 'strategic direction' level, as well as specifically within the Light Industrial, Heavy Industrial and Rural Production zones.	Amend the rules to provide for waste management facilities		Accept
S512.056	Fire and Emergency New Zealand	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under	Insert new rule for Emergency service facilities included as a permitted activity Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
				section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards		
S368.072	Far North District Council	HIZ-R1	Support in part	The 'New buildings or structures, and extensions or alterations to existing buildings or structures' rule in each zone needs to be amended to include activities that are permitted, controlled and restricted discretionary, where applicable within the zone. As currently drafted a breach of this rule makes the activity 'discretionary', which was not the intent if the activity itself is permitted, controlled or restricted discretionary ... the standards in PER-2 should apply.	Amend HIZ-R1 " ... New buildings or structures, and extensions or alterations to existing buildings or structures Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted (where applicable, words to the effect...'or controlled, or restricted discretionary') activity ... "	Accept
S512.103	Fire and Emergency New Zealand	HIZ-R1	Support in part	Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.	Insert new standard and/or matter of discretion across zones on infrastructure servicing (including emergency response transport/access and adequate water supply for firefighting)	Reject
S482.008	House Movers Section of New Zealand Heavy Haulage Association Inc	HIZ-R1	Support in part	The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies to the relocation of buildings. It is submitted that	amend HIZ-R1 to: provide for relocated building as a permitted activity when relocated buildings meet performance standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report(schedule 2) restricted discretionary activity status for	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	relocated buildings that do not meet the permitted activity status standards		
FS23.155	Des and Lorraine Morrison		Support	It is important that provision is made in all zones for relocatable buildings to enable choice, reuse of existing housing, and to make it clear what the activity status is for such buildings. This is particularly the case in urban zones.	Allow	allow the relief sought	Reject
S431.129	John Andrew Riddell	HIZ-R1	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend the rule so that any proposal to set a building or structure less than 20 metres back from the coastal marine area, or from rivers and banks is a non-complying activity		Reject
FS374.009	Waipapa Pine Limited		Oppose	The submission seeks a heavy-handed approach to the management of activities at the interface of coastal areas and waterways where engineering solutions are feasible and possible. Heavy Industrial Zone land availability is often minimal, and land proposed to be Heavy Industrial Zone land requires suitable operational space to continue to support existing and proposed activities.	Disallow	disallow the original submission	Accept
FS332.129	Russell Protection Society		Support	The original submission aligns with our values. The Russell Protection Society has a purpose of promoting wise and sustainable development that compliments the historic and special character of Russell and its surrounds.	Allow	Allow the original submission.	Reject
S509.006	Mainfreight Limited	HIZ-R1	Support in part	Rules LIZ-R1 PER-1 and HIZ-R1 specifically relate to new buildings, providing for new buildings as permitted activities. Rules LIZ-R1-PER-1 and HIZ-R1-PER-2 specifically provide for activities ancillary to and industrial activity as a permitted activity, and both the LIZ and HIZ list other activities, such as trade suppliers, as permitted activities. However, neither the LIZ or HIZ contain any rule specifying that industrial activities are permitted. As such, it appears that industrial activities	amend HIZ-R1 to specially address industrial activities as permitted		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				fall to be a discretionary activity in LIZ and HIZ, pursuant to rules LIZ-R9 and HIZ-R8 respectively.			
FS374.012	Waipapa Pine Limited		Support	S509.006: The Original Submission relief sought will provide clarity in terms of activities permitted within the Heavy Industrial Zone	Allow	allow the original submission	Accept in part
FS399.0010	Mark and Emma Klinac		Support	The Original Submission relief sought will provide clarity in terms of activities permitted within the Heavy Industrial Zone	Allow	allow the original submission	Accept in part
S342.003	Waipapa Pine Limited and Adrian Broughton Trust	HIZ-R1	Oppose	The land is zoned Heavy Industry and the definition of ancillary activity 'means an activity that supports and is subsidiary to a primary activity'. The activity must therefore be permitted under the Heavy Industrial Zone. There is no rational limiting the GFA nor the location requirements. These requirements should be removed	Delete the limit of 15% threshold for an ancillary activity and the locational requirement (inferred)		Accept in part
FS374.017	Waipapa Pine Limited		Support	The original submission reflects the position of Waipapa Pine Limited of support for the Heavy Industrial Zone with proposed changes to rules that would better support heavy industrial activities.	Allow	allow the original submission	Accept in part
S336.030	Z Energy Limited	HIZ-R3	Support	Rule HIZ-R3 specifically provides for service stations as a permitted activity, subject to standards around height, setbacks, outdoor storage, landscaping and coverage - then restricted discretionary on the matters of discretion of any infringed standard.	Retain Rule HIZ-R3 and its activity status.		Accept
S214.008	Airbnb	HIZ-R13	Support in part	The proposed district plan allows for visitor accommodation as a permitted activity for less than or equal to 6-10 guests on site. If these conditions are not met, the activity is discretionary except in the settlement zone where it is restricted discretionary. Airbnb supports the overall approach to allow visitor accommodation to occur in all zones and commends the Council's leadership in this space. We would, however, recommend that restrictions around the	Amend rules to standardize the guest limit cap for permitted visitor accommodation to 10 across all zones and make the default non-permitted status restricted discretionary (as opposed to Discretionary) across all zones.		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				number of guests be standardised to 10 across the district to account for the range of families that tend to stay in this type of accommodation and would also recommend that properties that do not meet permitted status default to restricted discretionary as opposed to discretionary. This would increase certainty for our Hosts and unlock the full potential of residential visitor accommodation in the district. Airbnb strongly believes that consistency for guests and hosts is important and that a national approach is the most effective way to address these concerns. Kiwis agree with 64% expressing support for national regulation. One example of this type of standardised approach across councils is the Code of Conduct approach as piloted in New South Wales (NSW), Australia (with a robust compliance and enforcement mechanism, perating on a 'two strike' basis whereby bad actors are excluded from participating in the industry for a period of 5 years after repeated breaches of the Code).			
FS23.070	Des and Lorraine Morrison		Support	Support standardizing the number applying to permitted visitor accommodation activities across all zones. Taking a consistent approach will make it easier for the plan provisions to be applied and understood. The effects are not likely to differ significantly in residential zones	Allow	allow relief sought	Reject
S331.089	Ministry of Education Te Tāhuhu o Te Mātauranga	HIZ-R14	Oppose	The submitter opposes rule HIZ-R14 Educational facility, and considers that educational facilities should be provided for in the Heavy Industrial Zone as a discretionary activity, as educational facilities are considered essential social infrastructure that may need to be located within industrial areas, particularly training facilities (e.g., forklift driver training). The Ministry requests a change in the activity status to discretionary to ensure that the consideration of effects is appropriately limited to matters of relevance.	Amend rule HIZ-R14 Educational facility, as follows: Educational facility (excluding childcare services) Activity status: Non-complying Discretionary Activity status where compliance not achieved: Not applicable		Accept in part
S509.008	Mainfreight Limited	HIZ-S1	Support	The maximum height standard within the LIZ and HIZ is only 12 metres. This height standard is insufficient to accommodate a standard warehouse, and is	amend HIZ-S1 to permit a height of 20 metres		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				inconsistent with the stated objective of both zones to enable the efficient operation of industrial activities.			
FS374.013	Waipapa Pine Limited		Support	S509.008: The height limit increase to 20m for the Heavy Industrial Zone allows for the efficient operation of industrial activities	Allow	allow the original submission	Accept in part
FS399.011	Mark and Emma Klinac		Support	The height limit increase to 20m for the Heavy Industrial Zone allows for the efficient operation of industrial activities.	Allow	allow the original submission	Accept in part
S431.188	John Andrew Riddell	HIZ-S2	Not Stated	Not Stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.		Accept
S140.003	Mark and Emma Klinac	HIZ-S3	Oppose	The submitter considers that given the existing sensitive activities on each site (dwellings), further controls are needed to ensure that reverse sensitivity effects from new activities to existing ones are appropriately considered.	Amend HIZ-S3 Setback (excluding from MWHS or wetland, lake and river margins) or a new rule in relation to setbacks of new heavy industrial activities from existing noise sensitive activities in the Heavy Industrial Zone. The rule proposed is as follows; o No new heavy industrial activity and associated outdoor areas, or extensions to existing heavy industrial activities and outdoor areas, shall be erected within 200m from any existing noise sensitive activity (when rule not met - Discretionary Activity).		Reject
S512.079	Fire and Emergency New Zealand	HIZ-S3	Not Stated	Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency. An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of building setbacks and firefighting access through the New Zealand Building Code (NZBC).	Insert advice note to setback standard Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
					resource consent does not imply that waivers of Building Code requirements will be considered/granted		
S342.004	Waipapa Pine Limited and Adrian Broughton Trust	HIZ-S3	Oppose	The new Heavy Industrial Zone amplifies the value of the land to be used to its full extent. The 10m setback will create waste land around the perimeter of a site. Full development within the site should be permitted, however when the site adjoins a site other than Heavy Industry, the 10m setback may be appropriate	delete the required 10m setback (inferred)		Accept in part
FS374.018	Waipapa Pine Limited		Support	The original submission reflects the position of Waipapa Pine Limited of support for the Heavy Industrial Zone with proposed changes to rules that would better support heavy industrial activities.	Allow	allow the original submission	Accept in part
S416.064	KiwiRail Holdings Limited	HIZ-S3	Support in part	For health and safety reasons, KiwiRail seek a setback for structures from the rail corridor boundary. While KiwiRail do not oppose development on adjacent sites, ensuring the ability to access and maintain structures without requiring access to rail land is important. Parts of the KiwiRail network adjoin commercial, mixed use, industrial and open space zones. These zone chapters do not currently include provision for boundary setbacks for buildings and structures. KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures. KiwiRail considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in all zones adjacent to the railway corridor. Building setbacks are essential to address significant	Insert a railway setback (refer to submission for examples) Insert the following matters of discretion into the standard: <ul style="list-style-type: none"> the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor 		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				<p>safety hazards associated with the operational rail corridor. The Proposed Plan enables a 1m setback from side and rear boundaries shared with the rail corridor, increasing the risk that poles, ladders, or even ropes for abseiling equipment, could protrude into the rail corridor and increasing the risk of collision with a train or electrified overhead lines. Further, there is a 600mm eave allowance within side and rear yards which restricts potential access to roofs from of buildings even further and results in an effective yard setback of 400mm.</p> <p>KiwiRail consider that a 5m setback is appropriate in providing for vehicular access to the rear of buildings (e.g. a cherry picker) and allowing for scaffolding to be erected safely. This setback provides for the unhindered operation of buildings, including higher rise structures and for the safer use of outdoor deck areas at height. This in turn fosters visual amenity, as lineside properties can be regularly maintained.</p> <p>One option is a cross-reference between the standards of each zone to avoid repetition, or to create a standard rail corridor setback rule and replicate it in each zone. The provision of a setback can ensure that all buildings on a site can be accessed and maintained for the life of that structure, without the requirement to gain access to rail land, including by aspects such as ladders, poles or abseil ropes. This ensures that a safe amenity is provided on the adjacent sites for the occupants, in line with delivery policy direction such as GRZ-O2, clause 4 whereby safety is a specific objective for achieving zone appropriate character and amenity values.</p> <p>It is noted that some zones (Heavy Industrial, Rural production)) have wider yards than sought by KiwiRail. This is supported, but the yard purpose is not linked to safety matters relating to a site's proximity to the railway and therefore any applications for reductions may not consider this requirement.</p>	<ul style="list-style-type: none"> • the safe and efficient operation of the rail network 		
<p>FS243.150</p>	<p>Kainga Ora Homes and Communities</p>		<p>Oppose</p>	<p>Kainga Ora opposes the requested 5m setback; a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners. The amendments are unnecessary.</p>	<p>Disallow</p>	<p>Insert a railway setback (refer to submission for examples) Insert the following matters of discretion into the standard:</p>	<p>Accept</p>

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
S336.031	Z Energy Limited	HIZ-S5	Support in part	Standard HIZ-S5 (outdoor storage) requires any outdoor storage areas, except for the display of goods for retail sale, to be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from adjoining sites and public land. Outdoor storage is not defined and the standard provides no additional clarification as such an amendment or clarification is sought to ensure that the standard does not relate to storage of fuel in above ground tanks.	Amend Standard HIZ-S5 to exclude above ground storage of fuel at truck stops, as follows: Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from adjoining sites and public land. This standard does not apply to aboveground tanks at truck stops. And/or Clarify through a new definition or note what is intended by 'outdoor storage', including ensuring above ground tanks are not considered 'outdoor storage'.		Accept
FS374.007	Waipapa Pine Limited		Support	The submitter seeks clarification to an activity which will be commonplace in the Heavy Industrial Zone. A clear definition of outdoor storage is required.	Allow	allow the original submission	Accept
FS399.007	Mark and Emma Klinac		Support	The submitter seeks clarification to an activity which will be commonplace in the Heavy Industrial Zone. A clear definition of outdoor storage is required.	Allow	allow the original submission	Accept
S342.005	Waipapa Pine Limited and Adrian Broughton Trust	HIZ-S5	Oppose	Screening between two Heavy Industrial sites is unnecessary and should be removed. The zone allows a range of activities which over time will co exist . The amenity and character of the area will evolve from the established activities. The nature and scale of those activities embodies what is an industrial area. Screening the activities between industrial sites is	delete the requirement to screen between adjoining sites (inferred)		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				creating a false living environment.			
FS374.019	Waipapa Pine Limited		Support	The original submission reflects the position of Waipapa Pine Limited of support for the Heavy Industrial Zone with proposed changes to rules that would better support heavy industrial activities.	Allow	allow the original submission	Accept in part
S360.015	Waste Management NZ Limited	HIZ-S6	Oppose	If point 1 is retained, it must relate to a specified depth from a road boundary, as the current wording of the standard is ambiguous and could be interpreted as requiring the full extent of the site area between the front boundary and any building or driveway to be landscaped, which does not adequately recognise that activities within the zone regularly require sealed outdoor areas. The 'overview' section explains that the zone is not required to focus on pedestrian access or amenity. Industrial zones naturally have a lower expectation in terms of amenity.	Amend point 1 of Standard HIZ-S6 to specify that landscaping is required for a depth of 1m.		Reject
S360.016	Waste Management NZ Limited	HIZ-S6	Oppose	It is inappropriate and inefficient to require vegetation to achieve a continuous screen at the road boundary. The 'overview' section explains that the zone is not required to focus on pedestrian access or amenity. Industrial zones naturally have a lower expectation in terms of amenity, such that it is unnecessary to seek to visually screen activities from the streetscape. WMNZ considers that the landscaping requirements at road boundaries are unnecessarily onerous.	Delete point 2 of Standard HIZ-S6		Reject
S509.010	Mainfreight Limited	HIZ-S6	Support in part	The landscaping and screening on road boundaries rule of both the LIZ and HIZ are unclear, but appear to enable buildings to be built hard against the road boundary, with only 50% of the residual area (excluding vehicle access) needing to be landscaped. Further, the requirement for landscaping to be in the form of a continuous hedge of no less than 1.8 metre in height is contrary to urban design and crime prevention through environmental design principles, in preventing interaction of development with the street	amend HIZ-S6 to require a two metre wide landscape strip along the front boundary, excluding pedestrian and vehicle entrance points, incorporating specimen trees and groundcover planting.		Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Hearings Panel Recommendation
S368.097	Far North District Council	HIZ-S7	Support in part	Typo, should be site not side	Amend HIZ-S7 Side Site boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial zones must:	Accept
S481.007	Puketotara Lodge Ltd	HIZ-S8	Not Stated	<p>The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites.</p> <p>The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule.</p> <p>There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule relating to impermeable surface coverage. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,</p>	<p>Insert the following as additional matters of discretion:</p> <ul style="list-style-type: none"> • Avoiding nuisance or damage to adjacent or downstream properties; • The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes; • The extent to which the diversion and discharge mimics natural run-off patterns. 	Accept in part
S269.002	Brad Hedger	HIZ-S8	Support in part	Unable to determine how effects from climate change has been considered for maintaining this level of impermeable surface coverage. The changes in regards to rainfall are significant currently designers are adding an additional 20% to intensities for climate change, this will increase stormwater run off from entire catchments and the effects will increase especially in regards to ground water recharge and overland flow paths. This is also supported from the work that NRC has done on river/stream catchments which show the effects from flooding increasing due to development and effects from climate change. The NRC assessment is limited to stream flows and flooding, the effects from development and overland flow paths to streams and rivers does not seem to be considered. In my opinion	Amend HIZ-S8(1): The impermeable surface coverage of any site is no more than 15% or 3000m², which ever is the lesser.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				<p>properties downstream of development will be receiving between 5-10% more stormwater flows over the next 10 years and 20% over the next 30 years.</p> <p>Impermeable surfaces coverage is linked to % of area, these areas can be quite large in rural areas i.e., 10ha industrial block can have 1.5ha of impermeable surfaces before triggering a consent or using mitigation measures that may be located right on a boundary discharging to a downstream property or stream, it would be assumed that this may be spread out our there would be a buffer with permeable areas, but my observation is that commercial activity in these zones occurs at the boundary due to access obviously the runoff volume from the 1.5ha property will have a much larger effect on downstream properties.</p>			
<p>FS374.006</p>	<p>Waipapa Pine Limited</p>		<p>Oppose</p>	<p>The additional requirement sought in the Heavy Industrial Zone by the submitter would provide further constraints on a zone which is already limited in terms of adequate supply of land. Many heavy industrial activities are likely to require far greater than 3,000m² of impervious surfaces to operate and contribute to the Far North District. Waipapa Pine Limited rejected the original impermeable surface limit for the Heavy Industrial Zone. This additional requirement by the submitter would not allow for the efficient operation of activities in the Zone.</p>	<p>Disallow</p>	<p>disallow the original submission</p>	<p>Accept in part</p>
<p>FS399.006</p>	<p>Mark and Emma Klinac</p>		<p>Oppose</p>	<p>The additional requirement sought in the Heavy Industrial Zone by the submitter would provide further constraints on a zone which is already limited in terms of adequate supply of land.</p> <ul style="list-style-type: none"> • Many heavy industrial activities are likely to require far greater 	<p>Disallow</p>	<p>disallow the original submission</p>	<p>Accept in part</p>

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				than 3,000m ² of impervious surfaces to operate and contribute to the Far North District			
S342.006	Waipapa Pine Limited and Adrian Broughton Trust	HIZ-S8	Oppose	The new Heavy Industrial Zone is considered to remedy the shortage of available industrial land around Kerikeri. It is significant shift from Rural Production. The PDP should therefore be facilitating development upon the sites. The 15% threshold stymies development. If the rule centres on storm water management, then this can be resolved via a rule requiring a report which shows post and predevelopment flows off the site do not change. The need for Council to consider the character and amenity of the surrounding area negates the new Heavy Industrial Zone and should be removed. The zone is for industrial use and contains other rules which are adequate to address character and amenity.	Delete the 15% threshold and the matters of discretion.(inferred)		Reject
FS374.020	Waipapa Pine Limited		Support	The original submission reflects the position of Waipapa Pine Limited of support for the Heavy Industrial Zone with proposed changes to rules that would better support heavy industrial activities.	Allow	allow the original submission	Reject
S283.017	Trent Simpkin	HIZ-S8	Oppose	The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds means therefore means many homes will still require a resource consent for Impermeable surfaces. all RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say its acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process, and	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10 report is provided by an engineer, the activity is permitted (inferred)		Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Hearings Panel Recommendation
				assist with getting back to realistic processing times). This submission point applies to all zones.			
FS570.831	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
FS566.845	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
FS569.867	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