

Appendix 2 – Recommended decisions on submissions to the Airport SPZ chapter

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
S454.130	Transpower New Zealand Ltd	General / Plan Content / Miscellaneous	Not Stated	Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. None of the Special Purpose zones have objectives, policies or rules that provide for critical infrastructure such as transmission facilities that may be located, or need to be located, within these zones to support the activities that occur there.	Amend the provisions in the Airport zone to ensure that critical infrastructure, such as transmission facilities, is provided for.		Reject	Section 5.2.1 Key Issue 1: General Submissions
FS369.014	Top Energy		Support	Top Energy supports the provision of critical infrastructure (including electricity) within the Airport Zone	Allow	allow the original submission	Reject	Section 5.2.1 Key Issue 1: General Submissions
S335.030	BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy Limited	AIRPORT ACTIVITY	Support	The definition of airport activity includes fuel installations and fuel servicing facilities. Recognition of the important role these facilities provide at airports is supported.	Retain definition as notified		Accept	Section 5.1 Overview of Submissions Received
S336.003	Z Energy Limited	AIRPORT ACTIVITY	Support	Z Energy supports the definition of Airport Activity	Retain the definition of airport activity		Accept	Section 5.1 Overview of Submissions Received
S182.005	NZ Agricultural Aviation Association	GENERAL AVIATION ACTIVITY	Support in part	Seek to have a separate definition for Agricultural Aviation as per submission	Amend the definition for General aviation activity: means the range of activities both commercial and non-commercial that are compatible to Airport activities and passenger services, and ancillary to the		Accept	Section 5.2.2 Key Issue 2: Clarify General Aviation Activity and Outdoor Storage within the Airport SPZ

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Officer recommendation	Relevant section of S42A Report
					activities within the Airside or Landside Facilities and Operation Areas. These include, but are not limited to: - Flying clubs - Flight training - Agricultural aviation - Light aircraft manufacturing - Aircraft maintenance		
FS184.39	Richard Milner		Support		Allow	Accept	Section 5.2.2 Key Issue 2: Clarify General Aviation Activity and Outdoor Storage within the Airport SPZ
S399.079	Te Hiku Iwi Development Trust	AIRPZ-P3	Not Stated	Bay of Islands Airport adjoins an area of wetland which is one of few known habitats of the nationally vulnerable Northland mudfish (<i>Neochanna heleioides</i>). Whilst mudfish would be protected through vegetation clearance rules (and NES rules relating to wetlands), we consider it is important to recognise that expansion of the Bay of Islands Airport could adversely affect this species, whilst at the same time providing a pathway (via biodiversity offsetting) to enable development of this regionally significant infrastructure.	Amend Policy AIRPZ-P3 as follows: Provide for the expansion of airport activity in the Airport zone where it does not compromise the amenity of the surrounding area and any effects, including effects on indigenous biodiversity , can be avoided, remedied, or mitigated, or offset .	Accept in part	Section 5.2.3 Key Issue 3: Policy AIRPZ-P3
S512.060	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	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	Section 5.2.1 Key Issue 1: General Submissions

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Officer recommendation	Relevant section of S42A Report
				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			
S336.033	Z Energy Limited	AIRPZ-R1	Support	Airport activities are provided for as a permitted activity, subject to standards including height, height in relation to boundary, setbacks, outdoor storage and coverage.	Retain Rule AIRPZ-R1 Clarify through a new definition or note what is intended by 'outdoor storage', including ensuring above ground tanks are not considered 'outdoor storage'.	Accept	Section 5.2.1 Key Issue 1: General Submissions
S512.107	Fire and Emergency New Zealand	AIRPZ-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	Section 5.2.1 Key Issue 1: General Submissions
S510.001	Far North Holdings Limited	AIRPZ-R1	Support in part	Review the accuracy of the Airport Protection surfaces as noted in AIRPZ-S2 and that is mapped within APP4,	Amend if required the wording of R1 from reviewing the accuracy of the Airport Protection surfaces and area mapped within APP4.	Reject	Section 5.2.4 Key Issue 4: Airport Protection Surfaces

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Officer recommendation	Relevant section of S42A Report
				this may result in the need to make changes to this rule.			
S510.002	Far North Holdings Limited	AIRPZ-R2	Support in part	Review the accuracy of the Airport Protection surfaces as noted in AIRPZ-S2 and that is mapped within APP4, this may result in the need to make changes to this rule.	Amend if required the wording of R2 from reviewing the accuracy of the Airport Protection surfaces and area mapped within APP4.	Reject	Section 5.2.4 Key Issue 4: Airport Protection Surfaces
S510.003	Far North Holdings Limited	AIRPZ-S2	Support in part	The APP4 Airport Protection surfaces need to be checked to ensure they are accurately detailed in both the description and the plans attached.	Amend if required the description and the plans referenced in S2 after checking that APP4 Airport Protection surfaces is accurately detailed.	Reject	Section 5.2.4 Key Issue 4: Airport Protection Surfaces
S431.192	John Andrew Riddell	AIRPZ-S3	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.	Accept	Section 5.1 Overview of Submissions Received
S512.083	Fire and Emergency New Zealand	AIRPZ-S4	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. Planners should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted	Reject	Section 5.2.1 Key Issue 1: General Submissions
S481.011	Puketotara Lodge Ltd	AIRPZ-S6	Not Stated	The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites. The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule.	Insert the following as matters of control (inferred): <ul style="list-style-type: none"> the extent to which landscaping or vegetation may reduce adverse effects of run-off; the effectiveness of the proposed method for controlling stormwater on site; 	Accept in part	Section 5.2.1 Key Issue 1: General Submissions

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Officer recommendation	Relevant section of S42A Report
				<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.</p> <p>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>	<ul style="list-style-type: none"> • the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjacent waterbodies (including groundwater and aquifers) or on adjacent sites; and • whether low impact design methods and use of green spaces can be used; • any cumulative effects on total catchment impermeability; • natural hazard mitigation and site constraints; • extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies; • 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; and • the extent to which the diversion and discharge mimics natural run-off patterns 		
S510.004	Far North Holdings Limited	APP4 - Airport protection surfaces	Support in part	<p>The accuracy of this description appears at odds to the plan illustrated on page 3 of the APP4 and needs to be checked with assistance from a land surveyor who can accurately map the description. This may lead to changes in the description to more accurately reflect the updated plan.</p>	Amend as required the description to more accurately reflect the updated plan in APP4.	Reject	Section 5.2.4 Key Issue 4: Airport Protection Surfaces

Proposed Far North District Plan – s42A Report Table

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested	Officer recommendation	Relevant section of S42A Report
S510.005	Far North Holdings Limited	APP4 - Airport protection surfaces	Support in part	The plan illustrated on Page 3 is required to be reviewed and updated to reflect the descriptor and to include modern methods and measures of recession plans in relation to airport runways. The plan is old having existing prior to the current operative plan and uses outdated methods of detailing the protection surfaces. Note an updated plan is currently being completed.	Amend the plan illustrated on Page 3 to include modern methods and measures of recession plans in relation to airport runways.	Reject	Section 5.2.4 Key Issue 4: Airport Protection Surfaces
S336.032	Z Energy Limited	Airport Zone	Support	The Airport zone specifically applies to the Bay of Islands and Kaitaia airports to ensure their operation is protected from disruption from other activities and are protected from reverse sensitivity issues	Retain the Airport zoning for Kerikeri airport refuelling facility - Wiroa Road, Kerikeri	Accept	Section 5.1 Overview of Submissions Received