

Further Submission on the Far North Proposed District Plan by Kāinga Ora – Homes and Communities

Clause 8 of Schedule 1 to the Resource Management Act 1991

To: District Planning Team
Far North District Council
Private Bag 752
Kaikohe 0440

Submission by email via: greg.wilson@fndc.govt.nz

Name of Further Submitter: Kāinga Ora – Homes and Communities

1. **Kāinga Ora – Homes and Communities** (“**Kāinga Ora**”) makes this further submission on the Far North Proposed District Plan (“**PDP**”) in support of/in opposition to original submissions to the PDP.
2. Kāinga Ora has an interest in the PDP that is greater than the interest the general public has, being an original submitter on the PDP with respect to its interests as Crown entity responsible for the provision of public housing, and its housing portfolio in Te Tai Tokerau.
3. Kāinga Ora makes this further submission in respect of submissions by third parties to the PDP.

Reasons for further submission

4. The submissions that Kāinga Ora supports or opposes are set out in the table attached as **Appendix A** to this further submission.
5. The reasons for this further submission are:
 - a. The reasons set out in the Kāinga Ora primary submission on the PDP.

b. In the case of the Primary Submissions that are opposed:

- i. The Primary Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 (“**RMA**”).
- ii. The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA.
- iii. Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
- iv. The Primary Submissions are inconsistent with the policy intent of the Kāinga Ora primary submission.

c. In the case of Primary Submissions that are supported:

- i. The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA.
- ii. The reasons set out in the Primary Submissions; and
- iii. Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.

6. Without limiting the generality of the above, the specific relief in respect of each Primary Submission that is supported or opposed is set out in Appendix A.

7. Kāinga Ora wishes to be heard in support of its further submission.

8. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

DATED 4th of September 2023

Kāinga Ora – Homes and Communities



Brendon Liggett

Manager – Development Planning

ADDRESS FOR SERVICE:

Kāinga Ora – Homes and Communities

PO Box 74598

Greenlane, Auckland

Attention: Development Planning Team

Email: developmentplanning@kaingaora.govt.nz

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Appendix A – Further Submission Table

Submitter Name	Original Submission Number	Provision / Chapter Topic	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought. (allow or disallow)
Northland Regional Council (S359)	S359.007	General / Process	Amendment	Amend land use provisions where they are an impediment to climate change mitigation (eg. Amenity-based rules on 'reflectivity', building height or similar that unduly limit opportunities for small to medium scale solar or wind generation).	Support	Kāinga Ora seeks to support the delivery of market, affordable, papakāinga and other types of housing developments that are resilient to climate change impacts.	Allow
	S359.009		Amendment	Amend the planning maps to align with updated NRC hazard maps (inferred)	Support in part	Kainga Ora original submission sought the River Flood Hazard Area maps be removed from the FNPDP and placed in a non-statutory layer available via a GIS viewer. This is a consistent approach to identify such hazards countrywide and provides for regular updates to hazard information without the requirement to go through Plan Changes to update the planning maps.	Allow
	S359.011			Insert provisions signalling that high intensity development will not be enabled unless serviced by a supply network or adequate on-site storage is provided to cater for extended dry spells/droughts	Support	Kāinga Ora generally supports development being aligned with the provision of adequate climate-resilient services and infrastructure.	Allow
	S359.014			Retain zoning for more intensive development where three waters infrastructure is provided	Support in part	Kāinga Ora generally supports the enablement of development where it is aligned with the provision of climate-resilient services and infrastructure.	Allow
	S359.025			Amend the subdivisions provisions applying to the Māori Purpose Zone and the Treaty Settlement Land overlay to ensure they do not unnecessarily restrict the intent for the use of such land (for example land returned as commercial redress should not be limited to 'ancestral' use where it is in an ONL or ONF) especially as there is no definition of what constitutes 'ancestral' use.	Support in part	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga.	Allow
Kahukuraariki Trust (S379)	S379.002		Oppose	Amend the District Plan to be more enabling for Treaty Settlement land and Maori land (inferred) as outlined in submission	Support in part	Kāinga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga. Kāinga Ora supports working with Tangata Whenua, enabling the development of Māori land, and removing restriction on realising commercial, education light industry activities.	Allow

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Turnstone Trust (S499)	S499.002		Support in part	Insert a broader suite of zones, if necessary, to secure business land requirements for the Kerikeri-Waipapa area such as a Town Centre zoning.	Support	<p>Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental, and cultural wellbeing.</p> <p>Kāinga Ora supports provisions that align development with the provision of adequate climate-resilient services and infrastructure and that enable varied, higher density housing around existing towns.</p>	Allow
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S521)	S522.002		Support in part	Insert a broader suite of zones, if necessary, to secure business land requirements for the Kerikeri-Waipapa area such as a Town Centre zoning.	Support in part	<p>Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental, and cultural wellbeing.</p> <p>Kāinga Ora supports provisions that align development with the provision of adequate climate-resilient services and infrastructure and that enable varied, higher density housing around existing towns.</p>	Allow
	S521.006				Amend PDP to apply the precautionary approach with regard to mapped inland flood and coastal hazards, areas to take account of longer-term changes expected from climate change, as well as the limitations in mapping.	Support in part	<p>Kāinga Ora seeks to support the delivery of market, affordable, papakāinga and other types of housing developments that are resilient to climate change impacts.</p> <p>Kāinga Ora original submission sought the River Flood Hazard Area maps be removed from the FNPDP and placed in a non-statutory layer available via a GIS viewer. This is a consistent approach to identify such hazards countrywide and provides for regular updates to hazard information without the requirement to go through Plan Changes to update the planning maps. Kāinga Ora supports the use of the most updated data through GIS mapping. At the same time, further investigation is necessary to understand the hazard risk and mitigation measures planned or in place.</p>

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	S522.007			Amend to include provisions that support urban design principles for quality and innovative developments that cater for mixed use, mixed dwellings and mixed income levels, whilst protecting and preserving the characteristics of respective townships and the things that communities value.	Support in part	Kāinga Ora supports mechanisms that address severe housing shortage in Te Tai Tokerau, which has seen demand outpace supply of affordable market homes, private rental accommodation, and public housing. Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental, and cultural wellbeing.	Allow
	S522.016			Amend PDP to maintain and enhance amenity values and include provisions that will protect the traditional and/or distinctive character of townships and rural areas, and other characteristics that are valued by local communities.	Oppose	Kāinga Ora encourage provisions that minimise barriers that constrain the ability to deliver housing development across the housing continuum. As such, policies and rules that look to control character and built quality should be written in a manner that recognises character and amenity values can be maintained and enhanced in a changing built environment and the positive affects arising from such development.	Disallow
	S521.017			Amend PDP to control the types, qualities and quantity of buildings occurring in towns such as Kerikeri	Oppose	Kāinga Ora recommend the introduction of a Town Centre zone for Kerikeri township as the largest and fastest growing township in the Far North. Kerikeri town is of sufficient urban size and predicted growth to support a medium density residential zone around the immediate town centre. This approach would be consistent with the National Planning Standard for Urban Development.	Disallow
	S521.056		Support in part	Amend the PDP provisions for multi-unit developments to: <ul style="list-style-type: none"> include requirements for outdoor space beyond the area needed to move and park vehicles private, including private and shared outdoor space on the north, east or west side of a building. where multi-unit developments take place alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities. 	Oppose	Kāinga Ora seek any development standards to align with the National standards for multi-unit development set out in the RMA (Medium Density Residential Standards).	Disallow

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Carbon Neutral NZ Trust (S529)	S529.003		Support in part	Insert a broader suite of zones, if necessary, to secure business land requirements for the Kerikeri-Waipapa area such as a Town Centre zoning.	Support in part	<p>Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental, and cultural wellbeing.</p> <p>Kāinga Ora supports provisions that align development with the provision of adequate climate-resilient services and infrastructure and that enable varied, higher density housing around existing towns.</p>	Allow
	S529.024			Amend PDP to maintain and enhance amenity values and include provisions that will protect the traditional and/or distinctive character of townships and rural areas, and other characteristics that are valued by local communities.	Oppose	<p>Kāinga Ora encourage provisions that minimise barriers that constrain the ability to deliver housing development across the housing continuum. As such, policies and rules that look to control character and built quality should be written in a manner that recognises character and amenity values can be maintained and enhanced in a changing built environment and the positive affects arising from such development.</p>	Disallow
	S529.025			Amend the PDP to preserve local character through the control of building types, qualities, quantity and design	Oppose	<p>Kāinga Ora encourage provisions that minimise barriers that constrain the ability to deliver housing development across the housing continuum. As such, policies and rules that look to control character and built quality should be written in a manner that recognises character and amenity values can be maintained and enhanced in a changing built environment and the positive affects arising from such development.</p>	Disallow
	S529.052			Amend PDP to apply the precautionary approach with regard to mapped inland flood and coastal hazards, areas to take account of longer-term changes expected from climate change, as well as the limitations in mapping.	Support in part	<p>Kāinga Ora seeks to support the delivery of market, affordable, papakāinga and other types of housing developments that are resilient to climate change impacts.</p> <p>Kāinga Ora original submission sought the River Flood Hazard Area maps be removed from the FNPDP and placed in a non-statutory layer available via a GIS viewer. This is a consistent approach to identify such hazards countrywide and provides for regular updates to hazard information without the requirement to go through Plan Changes to update the planning maps. Kāinga Ora supports the use of the most updated data through GIS mapping. At the same time, further investigation is necessary to understand the hazard risk and mitigation measures planned or in place.</p>	Allow in part

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Our Kerikeri Community Charitable Trust (S338)	S338.047		Support in part	Insert a broader suite of zones, if necessary, to secure business land requirements for the Kerikeri-Waipapa area such as a Town Centre zoning.	Support	Kāinga Ora agrees that a new Town Centre zone for Kerikeri would give recognition of its importance as a growing centre in the Far North. Furthermore, Kerikeri is the town centre least affected by flooding and therefore is more suitable for intensification as other centres are affected more significantly.	Allow
Te Rūnanga o Ngāti Rēhia (S559)	S559.001		Not stated	To assist in meeting SD-UFD-O, council should undertake a feasibility and placemaking study utilising a modelling tool (like that completed by Whangarei District Council) to model the likelihood of plan-enabled development in Kerikeri-Waipapa and to shape the look and feel of the area.	Support in part	Kāinga Ora supports further review of the plan approach to Kerikeri-Waipapa. Kerikeri is recognised as the key centre in the Far North District and providing for greater/medium density in this location is consistent with the guidance in the NPS-UD and RMA Enabling Housing Act	Allow
	S559.029		Oppose	Amend zoning of areas in Waipapa when the necessary three waters infrastructure is in place	Support	Kāinga Ora supports further review of the plan approach to Kerikeri-Waipapa location to enable development where infrastructure is in place.	Allow
	S559.032		Support in part	Insert design guidelines for the Kerikeri town centre in conjunction with the community and hapū.	Oppose in part	Kāinga Ora support the enablement of a well-planned town centre in Kerikeri however oppose design guidelines included as part of the statutory plans. Kāinga Ora supports the creation of design guidelines, as best practice, non-statutory documents that help assist and inform design and developments.	Disallow
	S559.035		Support in part	Amend to ensure there is no unnecessary restriction to any current use, or intended use of the land in the future in the Māori Purpose Zone	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga. Kāinga Ora note that as Māori make up 40% of the district's population and 17% of the district's land is Māori land, enabling development will support the wellbeing of Tangata Whenua now and into the future.	Allow

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	S559.038		Support	Insert a new Inclusionary Housing chapter or insert provisions in the Subdivision, General Residential Zone chapters that allow for a percentage share of the estimated value of the sale of the subdivided lots to a nominated Community Housing Provider within the relevant urban area.	Oppose	Kāinga Ora endorses the need to address affordability within the Far North District. However, Kāinga Ora opposes the relief sought. The Queenstown Lakes District Council Inclusionary Housing Plan Change remains incomplete and submissions on the plan change are yet to be heard. There have been no hearings on the plan change, and therefore the approach proposed by the Council is not confirmed. Majority of the submissions made on the QLDC Plan Change opposes the approach taken by the Council and several of those submissions are questioning the legality of the provisions within the RMA framework	Disallow
	S559.039		Support in part	Amend to a similar approach to Queenstown Lakes District Council regarding Subdivision and land use development rules associated with contributions for affordable housing.	Oppose	Kāinga Ora endorses the need to address affordability within the Far North District. However, Kāinga Ora opposes the relief sought. The Queenstown Lakes District Council Inclusionary Housing Plan Change remains incomplete and submissions on the plan change are yet to be heard. There have been no hearings on the plan change, and therefore the approach proposed by the Council is not confirmed. Majority of the submissions made on the QLDC Plan Change opposes the approach taken by the Council and several of those submissions are questioning the legality of the provisions within the RMA framework	Disallow
Ngā Tai Ora - Public Health Northland (S516)	S516.007				Amend the Plan to establish a centre hierarchy to set clear policy direction for the larger urban areas (e.g., Kerikeri, Kaikohe and Kaitaia) within the district, and amend provisions and zoning as necessary to implement the hierarchy that achieves a sustainable compact urban form.	Support	Kāinga Ora supports provisions that align development with the provision of adequate climate-resilient services and infrastructure and that enable varied, higher density housing around existing towns. This is particularly encouraged for the areas within a moderate walking distance of the commercial centre of Kerikeri.

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	S516.029			Amend Strategic Direction and insert the following objective and policy: New objective: <u>Ensure high quality urban design that responds positively to the local context and creates and maintains safe urban environments in the Far North District</u> New policy: <u>Ensure the application of high-quality urban design by requiring subdivision and development to demonstrate how it will contribute to a compact, connected, distinctive, diverse, attractive, appropriate, sustainable and safe urban form.</u> Insert associated rules and information requirements (e.g., requirements for urban design assessments) as required in the zone chapters to give effect to this objective and policy	Support in part	Kāinga Ora supports provisions that align development with the provision of adequate climate-resilient services and infrastructure and that enable varied, higher density housing around existing towns. This is particularly encouraged for the areas within a moderate walking distance of the commercial centre of Kerikeri.	Allow
Our Kerikeri Community Charitable Trust (S338)	S338.071	General / Plan Content / Miscellaneous		Amend the PDP provisions for multi-unit developments to: <ul style="list-style-type: none"> include requirements for outdoor space beyond the area needed to move and park vehicles private, including private and shared outdoor space on the north, east or west side of a building. where multi-unit developments take place alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities. 	Oppose	Kāinga Ora seek any development standards to align with the National standards for multi-unit development set out in the RMA (Medium Density Residential Standards).	Disallow
Te Aupōuri Commercial Development Ltd (S339)	S339.056		Support	Amend the Māori Purpose zone to: <ul style="list-style-type: none"> Enable the occupation, use and development of whenua Māori. Provide for the relationship of Māori to the lands, water, sites, taonga and wāhi tapu. Ensures tangata whenua can occupy, use and develop their land in accordance with tikanga and mātauranga Māori. 	Support	Kāinga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga. Kāinga Ora note that as Māori make up 40% of the district's population and 17% of the district's land is Māori land, enabling development will support the wellbeing of Tangata Whenua now and into the future.	Allow
Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd (S344)	S344.001		Not stated	Amend to establish a centre hierarchy to set a clear policy direction for the larger urban areas within the district, and amend provisions and zoning as necessary to implement the hierarchy that achieves a compact urban form	Support	Kāinga Ora supports provisions that align development with the provision of adequate climate-resilient services and infrastructure and that enable varied, higher density housing around existing towns. This is particularly encouraged for the areas within a moderate walking distance of the commercial centre of Kerikeri.	Allow

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	S344.005		Not stated	Amend and review the strategic direction chapter to provide clear direction for growth and development throughout the Far North District. Insert appropriate policy into the Strategic Direction chapters to give effect to strategic direction objectives. Amend to establish a centre hierarchy to set a clear policy direction for the larger urban areas within the District and amend zoning as necessary to implement the hierarchy. Amend and evaluate proposed objectives in accordance with section 32AA to confirm that these are the most appropriate objectives.	Support	Kāinga Ora supports provisions that align development with the provision of adequate climate-resilient services and infrastructure and that enable varied, higher density housing around existing towns. This is particularly encouraged for the areas within a moderate walking distance of the commercial centre of Kerikeri.	Allow
	S344.006		Not stated	Insert objectives and policies to give effect to NPS-UD as follows: <u>Objective: Ensure that there are sufficient opportunities for development of residential and business land to meet demand.</u> <u>Policy: To ensure that there is sufficient residential and business development capacity by zoning land where development is feasible and: Is serviced with development infrastructure; or</u> <u>Funding for development infrastructure is identified in the Long-Term Plan.</u>	Support	Kāinga Ora supports provisions that align development with the provision of adequate climate-resilient services and infrastructure and that enable varied, higher density housing around existing towns.	Allow
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.002	Definitions	Support in part	Amend the Definitions to include a new definition for Additional Infrastructure, as follows: Additional infrastructure means: a. Public open space. b. Community infrastructure as defined in section 197 of the Local Government Act 2002. c. Land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities. d. Social infrastructure, such as schools and healthcare facilities. e. A network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001).f.A network operated for the purpose of transmitting or distributing electricity or gas	Support	Kāinga Ora supports provisions that give effect to the National Policy Statement on Urban Development. Kāinga Ora also supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental and cultural wellbeing. As such, a definition which eases the ability for MOE and other infrastructure providers to deliver their services is supported.	Allow
	S331.005		Support in part	Amend definition of Noise Sensitive Activity as follows: Noise sensitive activity means buildings or land that may be affected by noise and require a higher standard of amenity. These include: - residential or living activities; - educational facilities; - health facilities; - community facilities; and - visitor accommodation.	Support in part	Kāinga Ora supports the proposed amendments to the definition.	Allow
KiwiRail Holdings Limited (S416)	S416.003		Support in part	Amend the definition of 'Noise sensitive activity' as follows: 'means buildings or land that may be affected by noise and require a higher standard of amenity. These include: - residential or living activity, including activity in visitor accommodation or retirement accommodation, including boarding houses, residential visitor accommodation and papakāinga; - educational facilities; - health facilities, including hospitals; - community facilities - congregation within any place of worship; and- activity at a marae Or any such alternative relief to ensure that all appropriate noise sensitive activities are covered by this definition.	Support in part	Kāinga Ora supports the proposed amendments to the definition.	Allow

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KiwiRail Holdings Limited (S416)	S416.002		Support in part	Insert a definition of 'maintenance and repair' as follows: <u>Means</u> <u>To make good decayed or damaged fabric to keep a building or structure in a sound or weatherproof condition or to prevent deterioration of fabric; and regular and on-going protective care of a building or structure to prevent deterioration</u>	Oppose	Kāinga Ora opposes the decision sought relating to the inclusion of a new definition in the PDP. The terms are widely applied across the plan and to various activities, development and use; the terms do not need to be defined in the PDP.	Disallow	
	S416.008		Support	Insert a definition of 'reverse sensitivity' as follows: <u>means the potential for the development, upgrading, operation and maintenance of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by the existing activity.</u> Or any such alternative relief to ensure that all elements likely to be affected are covered by this definition.	Oppose	Kāinga Ora opposes the decision sought relating to the inclusion of a new definition for 'reverse sensitivity' in the PDP. The term does not need a definition in the PDP.	Disallow	
Transpower New Zealand Ltd (S454)	S454.013		Amend	Amend the definition of SENSITIVE ACTIVITY as follows: SENSITIVE ACTIVITY means: a. Residential activities; b. Education facilities and preschools; c. Guest and visitor accommodation; d. Health care facilities which include accommodation for overnight care; e. Hospital; f. Marae; or g. Place of assembly. except that; iii. subclause f. above is not applicable in relation to electronic transmission. iv. subclause g. above is not applicable in relation to noise or electronic transmission in relation to electricity transmission, has the same meaning as sensitive activities in the National Policy Statement on Electricity Transmission (2008); includes schools, residential buildings and hospitals	Support	Kāinga Ora generally supports the proposed amendments.	Allow	
	S454.012		Support	Insert a new definition (inferred) for REVERSE SENSITIVITY <u>means the potential for the operation of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by an existing activity.</u>	Oppose	Kāinga Ora opposes the decision sought relating to the inclusion of a new definition for 'reverse sensitivity' in the PDP. The term does not need a definition in the PDP.	Disallow	
Traverse Ltd (S328)	S328.005				Amend the definition of multi-unit development as follows - Means a group of two or more residential units contained within one contiguous building. located on the same site	Support	Kāinga Ora supports provisions that ensure housing choice by enabling a range of housing typologies at various	Allow

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BR and R Davies (S400)	S400.006			Amend the definition of multi-unit development as follows - Means a group of two or residential units contained within one contiguous building located on the same site	Support	densities. Multi-unit developments can be in the form of detached units and attached units.	Allow
Roman Catholic Bishop of the Diocese of Auckland (S413)	S413.001			Amend it to mean: a development group of two three or more residential units contained within one contiguous building site	Support		Allow
LMD Planning Consultancy (S419)	S419.001			Amend to: <u>A development of three or more residential units contained within one contiguous site.</u>	Support		Allow
Te Runanga o Ngai Takoto Trust (S390)	S390.021		Support	Amend the definition of Papakāinga to include Social Housing and Emergency Housing	Oppose	Kāinga Ora supports District Plan provisions that provide for a range of residential activities and housing choices. Public housing or any other form of residential activity should be singled out due to the tenancy make-up; all forms of housing are residential activity and remain as residential activity.	Disallow
Waka Kotahi New Zealand Transport Agency (S356)	S356.002	Strategic Direction / Directions Overview		Insert new text into Overview as follows: 7. Alignment with central government strategic direction and National Policy Statements; 8. Gives effect to the Northland Regional Policy Statement.	Support	Kāinga Ora supports provisions that give effect to the National Policy Statement on Urban Development	Allow
Northland Regional Council (S359)	S359.005			Insert strategic direction in the Plan on climate change... "Provide for development patterns that are resilient to climate change impacts" and "Support the inclusion of design features that take into account the impacts of climate change and the need to transition to a low-carbon economy in proposals for land use, subdivision and development") ... They also promote development patterns and land uses and associated transport /infrastructure that enable emissions reduction (such as mixed-use zoning, higher residential density in serviced areas, renewable energy generation and special purpose zoning such as horticulture).	Support	Kāinga Ora supports provisions that will contribute to Te Tai Tokerau being more responsive and resilient to the impacts of climate change. This includes provisions that align of development with the provision of adequate climate-resilient services and infrastructure and that enable varied, higher density housing around existing towns.	Allow
Waka Kotahi New Zealand Transport Agency (S356)	S356.003	Strategic Direction / Economic and Social Wellbeing		Insert a new objective around having good accessibility to social and economic opportunities such as work, education and healthcare, and where practical, through provision of walking, cycling and public transport infrastructure.	Support	Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental and cultural wellbeing.	Allow

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	S356.004			Amend objectives as follows: "People, business and places are connected digitally and through <u>an integrated transport networks that is safe, efficient and sustainable.</u> "	Support	Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental and cultural wellbeing. Kāinga Ora supports provisions that responds to the impacts of climate change by increasing resilience and enabling adaptation.	Allow
Waka Kotahi New Zealand Transport Agency (S356)	S356.009	Strategic Direction / Urban Form and Development		Insert new objectives to Urban Form and Development to address: - good urban design, including good accessibility for all people between housing, jobs, community services, recreational spaces, including by way of active and public transport where practicable; and - provision for a range of zones to meet expected demand for the district and to support wellbeing.	Support	Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental and cultural wellbeing. Kāinga Ora supports provisions that responds to the impacts of climate change by increasing resilience and enabling adaptation.	Allow
	S356.005			SD-UFD-O1 is unclear and appears to be difficult to interpret within an RMA decision making process. Consider deleting this objective or amend to provide more clarity and certainty, perhaps more in line with NPS-UD Objective 1.	Support	Kāinga Ora supports provisions that give effect to the National Policy Statement on Urban Development	Allow
	S356.008			Amend SD-UFD-O3 as follows: "Adequate development infrastructure in place or planned to meet the anticipated demands for housing and business activities new development. "	Support	Kāinga Ora supports development in all forms being aligned with the provision of adequate climate-resilient services and infrastructure.	Allow
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.009			Amend the objective SD-UFD-O3 as follows: There is adequate development infrastructure (including additional infrastructure) in place or planned to meet the anticipated demands for community development including the provision of housing and business employment activities.	Support	Kāinga Ora support the enablement of development aligned with the provision of climate-resilient services and infrastructure.	Allow
Te Rūnanga o Ngāti Rēhia (S559)	S559.050 S559.051	Infrastructure	Not stated	Insert a policy into the PDP which requires low impact stormwater design for new development	Support in Part	Kāinga Ora supports development aligned with the provision of climate-resilient services and infrastructure, however requiring low impact stormwater design for all new development could create barriers to delivering affordable housing.	Allow
KiwiRail Holdings Limited (S416)	S416.018		Support in part	Insert new criteria in Policy I-P7 as follows: <u>(x)locating and/or designing noise and vibration sensitive activities to avoid potential reverse sensitivity effects on railway corridors</u> <u>(y)managing new noise and vibration sensitive activities adjacent to railways to protect people's health and residential amenity while they are indoors</u>	Oppose	Kāinga Ora opposes the decision sought on the basis that adverse effects from noise can be appropriately managed and the concept of reverse sensitivity is not supported. Kāinga Ora opposes the amendment which is overly prescriptive.	Disallow

Submitter Name	Original Submission Number	Provision / Chapter Topic	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought. (allow or disallow)
				<p>Amend subsection g. of Policy I-P7 as follows.</p> <p>(g)managing other activities, through set-backs and design controls where necessary, to achieve appropriate protection of local, regional and nationally significant infrastructure.</p> <p>Or any such alternative relief to ensure that the rail related elements are appropriately addressed.</p>			
Transpower New Zealand Ltd (S454)	S454.044		Not stated	<p>Insert new policy as follows:</p> <p>I-Px</p> <p>Provide for the development of the National Grid by:</p> <p>1. <u>In urban zoned areas, development should minimise adverse effects on urban amenity and should avoid material adverse effects on the Commercial and Mixed Use zones, and areas of high recreational or amenity value and existing sensitive activities.</u></p> <p>2. <u>Seek to avoid the adverse effects of the National Grid within areas identified in SCHED4 Significant Natural Areas, SCHED5 Outstanding Natural Landscapes, SCHED6 Outstanding Natural Features, SCHED7 High Natural Character, SCHED8 Outstanding Natural Character, outside the coastal environment.</u></p> <p>3. <u>Where the National Grid has a functional need or operational need to locate within the coastal environment, manage adverse effects by:</u></p> <p>a. <u>Seeking to avoid adverse effects on areas identified in SCHED4 Significant Natural Areas, SCHED5 Outstanding Natural Landscapes, SCHED6 Outstanding Natural Features, SCHED7 High Natural Character, SCHED8 Outstanding Natural Character.</u></p> <p>b. <u>Where it is not practicable to avoid adverse effects on the values of the areas in SCHED4 Significant Natural Areas, SCHED5 Outstanding Natural Landscapes, SCHED6 Outstanding Natural Features, SCHED7 High Natural Character, SCHED8 Outstanding Natural Character because of the functional needs or operational needs of the National Grid, remedy or mitigate adverse effects on those values;</u></p> <p>c. <u>Seeking to avoid significant adverse effects on:</u></p> <p>i. <u>other areas of natural character</u></p> <p>ii. <u>natural attributes and character of other natural features and natural landscapes</u></p> <p>iii. <u>indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS 2010</u></p>	Oppose in part	Kāinga Ora opposes elements of the proposed change sought that may be inconsistent with the NPSET.	Disallow FS243.054

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				<p>d. <u>Avoiding, remedying or mitigating other adverse effects to the extent practicable; and</u></p> <p>e. <u>Recognising there may be some areas within SCHED4 Significant Natural Areas, SCHED5 Outstanding Natural Landscapes, SCHED6 Outstanding Natural Features, SCHED7 High Natural Character, SCHED8 Outstanding Natural Character, where avoidance of adverse effects is required to protect the identified values and characteristics.</u></p> <p>4. <u>When considering the adverse effects in respect of 1-3 above:</u></p> <p>a. <u>Have regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection; and</u></p> <p>b. <u>Consider the constraints arising from the operational needs or functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects.</u></p> <p><u>In the event that there is a conflict between this policy and any other policies in the Far North District Plan, this policy will prevail.</u></p> <p>Amend to include any consequential amendments to other objectives, policies and rules in the FNPDP that may be necessary to fully give effect to the NPSET and implement this new policy. Should a National Grid specific policy not be provided, Transpower seeks amendment to policies I-P2 and IP-P3 to give effect to the NPSET.</p>			
Transpower New Zealand Ltd (S454)	S454.050			<p>Insert a new Policy:</p> <p><u>I-Py</u></p> <p><u>Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of National Grid from adverse effects by:</u></p> <p>1. <u>Avoiding land uses (including sensitive activities) and buildings and structures within the National Grid Yard that may directly affect or otherwise compromise the National Grid;</u></p> <p>2. <u>Avoiding reverse sensitivity effects on the National Grid.</u></p> <p>3. <u>Only allowing subdivision within the National Grid Subdivision Corridor where it can be demonstrated that the National Grid will not be compromised taking into account:</u></p> <p>a. <u>The impact of the subdivision layout and design on the operation, maintenance, and potential upgrade and development of the National Grid, including the ability for physical vehicle access to existing transmission assets for maintenance, inspections and upgrading;</u></p>	Oppose	<p>Kāinga Ora opposes the decision sought on the basis that adverse effects from the national grid can be appropriately managed. Kāinga Ora opposes the amendment which is overly prescriptive.</p> <p>Kāinga Ora opposes elements of the proposed change sought that may be inconsistent with the NPSET.</p>	Disallow

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				<p>b. <u>The ability of any potential future development to comply with NZECP 34.2001 New Zealand Electrical Code of Practice for Electrical Safety Distances;</u></p> <p>c. <u>The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a principal building or dwelling can be provided outside of the National Grid Yard for each new allotment;</u></p> <p>d. <u>The risk to the structural integrity of the National Grid;</u></p> <p>e. <u>The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from the National Grid and the potential reverse sensitivity on and amenity and nuisance effects of the National Grid assets;</u></p> <p>f. <u>The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid;</u></p> <p>g. <u>The outcome of any consultation with, and technical advice from, Transpower.</u></p> <p>4. <u>Only allowing earthworks within the National Grid Yard where it can be demonstrated that the safe and efficient functioning, operation, maintenance and repair, upgrading and development of the National Grid will not be compromised, taking into account:</u></p> <p>a. <u>The extent to which the earthworks may compromise the safe access to and operation, maintenance and repair, upgrading and development of the National Grid;</u></p> <p>b. <u>The stability of land within and adjacent to the National Grid;</u></p> <p>c. <u>Risks relating to health or public safety, including the risk of property damage; and</u></p> <p>d. <u>Technical advice provided by the owner and operator of the National Grid.</u></p> <p><u>In the event that there is a conflict between this policy and any other policies in the Far North District Plan, this policy will prevail.</u></p> <p>Transpower also requests any consequential amendments to other objectives, policies and rules in the FNPDP that may be necessary to fully give effect to the NPSET and implement this new policy.</p> <p>Should a National Grid specific policy not be provided, Transpower seeks amendment to policy I-P7 to give effect to the NPSET.</p>			

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Transpower New Zealand Ltd (S454)	S454.058			Insert new policy <u>Ensure new sensitive activities are appropriately located and/or designed to minimise reverse sensitivity effects on National Grid infrastructure, including by requiring compliance with NZECP 34:2001.</u>	Oppose in part	Kāinga Ora opposes the decision sought on the basis that adverse effects from the national grid can be appropriately managed and the concept of reverse sensitivity is not supported. Kāinga Ora opposes the amendment which is overly prescriptive. Kāinga Ora opposes elements of the proposed change sought that may be inconsistent with the NPSET.	Disallow
Transpower New Zealand Ltd (S454)	S454.063			Amend I-R7 as follows: New overhead lines and associated poles, telecommunication and attached antennas, or towers Rural Production zone Rural Lifestyle zone Māori Purpose zone <u>All zones</u> Activity status: Permitted Where: PER-1 Poles or telecommunications poles and attached antenna do not exceed a height of 25m. PER-2 Towers do not exceed a height of 15m. PER-3 The activity complies with standards: I-S1 Radio frequency fields; and I-S2 Electric and magnetic fields. Activity status where compliance not achieved with PER-1 or PER-2: <u>Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> <u>a. the functional and operational needs of, and benefits from, the network utility;</u>	Oppose	Kāinga Ora opposes elements of the proposed change sought that may be inconsistent with the NPSET.	Disallow

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				<p>b. the potential impact on the levels of service or health and safety if the work is not undertaken;</p> <p>c. the bulk, height, location and design of the network utility, including any associated building(s) or structures;</p> <p>d. the impact on the character and qualities of the surrounding area; and</p> <p>e. any adverse effects on public health and/or safety.</p> <p>Activity status where compliance not achieved with PER-3: Non-complying</p>			
Transpower New Zealand Ltd (S454)	S454.065			<p>Amend Rule 1-R11 as follows:</p> <p>1-R11 New building or structures, and extensions to existing buildings or structures, in the National Grid Yard</p> <p>All zones</p> <p>Activity status: Permitted</p> <p>PER-1 No new building(s) or structures, and extensions shall be erected within 12m of any National Grid support structure, except for fences less than 2.5m in height and more than 5m from the support structure.</p> <p>PER-2 Under the National Grid Conductors (wires) the following can occur: 1. a fence less than 2.5m in height; 2. an extension to existing buildings used for sensitive activities that do not increase the building envelope; 3. non-habitable buildings ancillary to a farming activity, such as milking sheds, piggeries, poultry sheds, greenhouses and protective canopies. This rule does not apply to: network utilities within a transport corridor or any part of electricity infrastructure that connects the National Grid.</p> <p>a. Alterations and additions to an existing building or structure for a sensitive activity that does not involve an increase in the building height or footprint;</p> <p>b. Accessory buildings for sensitive activities located more than 12m from a National Grid support structure, that are no more than 2.5m in height and no more than 10m² in area;</p> <p>c. Network utilities as defined in section 166 of the RMA and electricity generation that connects to the National Grid;</p> <p>d. Fences located at least 5m from a National Grid support structure and no more than 2.5m in height;</p> <p>e. Ancillary stockyards and platforms, including those associated with milking sheds (relates to rural activities) located more than 12m from a National Grid support structure</p>	Oppose	<p>Kāinga Ora opposes the decision sought on the basis that adverse effects from the national grid can be appropriately managed. Kāinga Ora opposes the amendment which is overly prescriptive.</p> <p>Kāinga Ora opposes elements of the proposed change sought that may be inconsistent with the NPSET.</p>	Disallow

Submitter Name	Original Submission Number	Provision / Chapter Topic	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought. (allow or disallow)
				<p>f. <u>Uninhabited farm and horticultural buildings and structures located more than 12m from a National Grid support structure and alterations to these buildings and structures</u></p> <p>g. <u>Artificial crop protection structures or crop support structures not exceeding 2.5 metres in height and located at least 8 metres from a National Grid transmission line pole that:</u></p> <p>i. <u>Are removable or temporary to allow a clear working space of 12 metres from the pole for maintenance; and</u></p> <p>ii. <u>Allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane; or</u></p> <p>iii. <u>Meet the requirements of clause 2.4.1 of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP34:2001)</u></p> <p>NOTES:</p> <p>i. <u>structures and activities located near transmission lines must comply with the safe distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). Compliance with this plan does not ensure compliance with NZECP34:2001;</u></p> <p>ii. <u>vegetation planted near the National Grid Yard should be selected and/or managed to ensure that it complies with the Electricity (Hazards from Trees) Regulations 2003.</u></p> <p>All Zones</p> <p>Activity status: Non-complying</p> <p>Where:</p> <p>a. <u>The following activity, building or structure:</u></p> <p>i. <u>A change of use to a sensitive activity within existing buildings or structures;</u></p> <p>ii. <u>The establishment of a sensitive activity;</u></p> <p>iii. <u>Used for the handling or storage of hazardous substances (Hazardous Substances (Hazard Classification) Notice 2020) with explosive or flammable intrinsic properties (except this does not apply to the accessory use and storage of hazardous substances in domestic-scale quantities); or</u></p> <p>iv. <u>Wintering barns, Commercial greenhouses, Immovable protective canopies, Produce packing facilities, or Milking Sheds.</u></p> <p>v. <u>All activity not listed as permitted, restricted discretionary or discretionary.</u></p>			

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Transpower New Zealand Ltd (S454)	S454.067			<p>Delete Rule 1-R18</p> <p>Or amend I-R18</p> <p>New sensitive activity and any buildings used by a sensitive activity located in the National Grid <u>Subdivision Corridor</u></p> <p>All zones</p> <p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to where;</p> <p>...</p> <p><u>Non-complying activity where within the National Grid Yard</u></p>	Oppose	<p>Kāinga Ora opposes the decision sought on the basis that adverse effects from the national grid can be appropriately managed. Kāinga Ora opposes the amendment which is overly prescriptive.</p> <p>Kāinga Ora opposes elements of the proposed change sought that may be inconsistent with the NPSET.</p>	Disallow
Transpower New Zealand Ltd (S454)	S454.068			<p>Amend I-R20 as follows:</p> <p>Sensitive activity and any building used by a sensitive activity located within the National Grid Yard <u>or National Grid Subdivision Corridor</u></p> <p>All zones</p> <p>Activity status: Non-complying</p>	Oppose	<p>Kāinga Ora opposes the decision sought on the basis that adverse effects from the national grid can be appropriately managed. Kāinga Ora opposes the amendment which is overly prescriptive.</p> <p>Kāinga Ora opposes elements of the proposed change sought that may be inconsistent with the NPSET.</p>	Disallow
KiwiRail Holdings Limited (S416)	S416.028	Transport	Support in part	<p>Insert new rules for permitted and restricted discretionary activities as follows:</p> <p><u>All zones</u></p> <p><u>Activity status: Permitted</u></p> <p><u>All new vehicle access points, on roads that cross a railway crossing shall be located a minimum of 30m from a railway level crossing. The 30m shall be measured from the edge of the closest rail track to the edge of seal on the proposed vehicle access point</u></p> <p><u>Activity status where compliance not achieved: Restricted discretionary</u></p> <p><u>All zones</u></p> <p><u>Activity status: Restricted discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p>	Oppose in part	Kāinga Ora opposes the amendment which is overly prescriptive. The proposed amendments can be simplified.	Disallow

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				<p>1. <u>The extent to which the safety and efficiency of railway and road operations will be adversely affected.</u></p> <p>2. <u>The outcome of any consultation with KiwiRail.</u></p> <p>3. <u>Any characteristics of the proposed use that will make compliance unnecessary.</u></p> <p><u>Notification: Application for resource consent under this rule will be decided without public notification. KiwiRail is likely to be the only affected person determined in accordance with section 95B of the Resource Management Act 1991.</u></p>			
Northland Transportation Alliance (S184)	S184.016		Support in part	Amend Rule TRAN-R5 to incorporate a trigger for requiring an Integrated Traffic Assessment.	Oppose in part	Kāinga Ora considers that an Integrated Traffic Assessment should only be triggered when thresholds are reached i.e., development serving greater than 100 residential units, or based on activity, use and occupancy. This should not apply to small developments. Kāinga Ora opposes the change sought as no details to the proposed trigger are introduced in the primary submission.	Disallow
Ngā Tai Ora - Public Health Northland (S516)	S516.035		Support in part	Amend Policy TRAN-P5 as follows: Ensure subdivision and development achieve Encourage new land uses to support an integrated and diverse transport network by: 1. promoting alternative transport modes providing multi-modal forms of transport that provides for the needs of all users, as appropriate for the surrounding environment and the function of the road within the transport network hierarchy...	Support in part	Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental and cultural wellbeing. Kāinga Ora supports provisions that promote multi-nodal transport options.	Allow in part
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.033	Natural Hazards		Amend policy NH-P2 as follows: Manage land use and subdivision so that natural hazard risk is not increased or is mitigated, giving consideration to the following: a.... k; and l. <u>the operational need for the activity to be located near or within, an area identified as being affected by a natural hazard.</u>	Support in part	Kāinga Ora supports provisions that will contribute to Te Tai Tokerau being more responsive and resilient to natural hazards, including as these hazards evolve because of climate change. Kāinga Ora recognises the operational need for infrastructure to be located near or within, an area identified as being affected by a natural hazard and that such infrastructure may be necessary to service housing.	Allow
Far North District Council (S368)	S368.098	Subdivision		Amend SUB-R3 rule title: Subdivision of land to create a new allotment (excluding multi-unit development)	Oppose	Kāinga Ora seeks the removal of the terminology 'multi-unit development' from the PDP, consistent with the change sought in its primary submission.	Disallow

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	S368.004			Amend SUB-S1 Mixed Use 2,000m ² onsite wastewater disposal 250m ² reticulated wastewater disposal Light Industrial 2,000m ² onsite wastewater disposal 500m ² reticulated wastewater disposal	Support	Kāinga Ora supports the amendments proposed, consistent with the change sought in its primary submission.	Allow
	S368.087			Amend SUB-S3 3. Where a connection to Council's reticulated water systems is not available all allotments <u>shall be provided with a means to</u> must provide a water supply system	Support	Kāinga Ora supports the amendments proposed, consistent with the change sought in its primary submission.	Allow
Waka Kotahi New Zealand Transport Agency (S356)	S356.076			Insert new objective: <u>Subdivision and subsequent development provide for the efficient and timely provision of infrastructure and services.</u>	Support in part	Kāinga Ora supports development in all forms being aligned with the provision of adequate climate-resilient services and infrastructure.	Allow
	S356.072			Amend SUB-O1 to provide better clarity on what constitutes "efficient use of land", including consideration of residential/mixed use subdivisions having good accessibility for people between housing, jobs, community services, natural spaces, and open spaces, including by way of active and public transport where practicable	Support in part	Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental and cultural wellbeing. Kāinga Ora supports provisions that responds to the impacts of climate change by increasing resilience and enabling adaptation. Clarification of what is meant by "efficient" would provide greater certainty to those undertaking development and support the outcomes sought above.	Allow
	S356.074			Amend objective as follows: SUB-O3 Infrastructure is planned to service the proposed subdivision and development where: a. there is existing infrastructure connection, infrastructure should <u>is</u> provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and b. where no existing connection is available infrastructure should be <u>is</u> planned and consideration be given to connections <u>made</u> with the wider infrastructure network	Support	Kāinga Ora supports development in all forms being aligned with the provision of adequate climate-resilient services and infrastructure. The amendments sought by S356.074 direct the provision of infrastructure.	Allow
	S356.075			Amend SUB-O4 as follows: Subdivision is accessible, connected, and integrated with the surrounding environment and provides for: <u>Safe transport connections including active modes and public transport where practicable...</u>	Support	Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental and cultural wellbeing. Kāinga Ora supports provisions that promote multi- nodal transport options.	Allow

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	S356.086			Amend SUB-P6 as follows: Require infrastructure to be provided in a <u>timely</u> , integrated and comprehensive manner by: a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and b. ensuring that the infrastructure is provided in accordance with <u>objectives and policies</u> the <u>purpose, characteristics and qualities</u> of the zone.	Support in part	Kāinga Ora supports development in all forms being aligned with the provision of adequate climate-resilient services and infrastructure. The amendments sought direct the provision of infrastructure and apply objectives and policies of the chapter that support the outcome sought above.	Allow
	S356.088			There appears to be no rules or assessment criteria that manage access or transport effects, i.e., safe and fit for purpose access, network impacts, and the provision of transport infrastructure. This is a fundamental control of subdivision. Insert rules and assessment criteria relating to the provision and management of access and transport effects of subdivision	Support in part	Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental. However, no details to the proposed changes are introduced in the primary submission and therefore it is unclear to the specific relief sought.	Clarify relief sought
	S356.089 S356.090			There appears to be no rules or assessment criteria that manage access or transport effects, i.e., safe and fit for purpose access, network impacts, and the provision of transport infrastructure. This is a fundamental control of subdivision. SUB-R5 & SUD-R6 Insert rules and assessment criteria relating to the provision and management of access and transport effects of subdivision	Support in part	Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental. However, no details to the proposed changes are introduced in the primary submission and therefore it is unclear to the specific relief sought.	Clarify relief sought
	S356.092			There appears to be no rules or assessment criteria that manage access or transport effects, i.e., safe and fit for purpose access, network impacts, and the provision of transport infrastructure. This is a fundamental control of subdivision. Insert new Standards that addresses access and transport effects	Support in part	Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental. However, no details to the proposed changes are introduced in the primary submission and therefore it is unclear to the specific relief sought.	Clarify relief sought
	S356.091			Amend SUB-S1 to enable higher density housing in the General Residential zone as Waka Kotahi considers that a minimum lot size of 600m ² for the general residential zone as a controlled activity will not achieve good transport outcomes. Waka Kotahi seeks that higher density housing is enabled in the right places through a combination of: - Reducing the minimum lot size as a controlled activity, - Introducing a medium density residential zone in appropriate locations - Introducing an enabling consent pathway for higher density residential development rather than as a Discretionary Activity	Support in part	Kāinga Ora does not support minimum lot sizes for residential subdivision. A minimum building platform size is a more efficient means to ensure residential outcomes are achieved. Kāinga Ora supports provisions that enable development within and around existing towns, particularly those that support compact and varied housing	Clarify relief sought

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Transpower New Zealand Ltd (S454)	S454.095			<p>Amend the title of the rule and replace the matters of discretion as follows:</p> <p>SUB-R9 Subdivision of a site within the National Subdivision Grid Corridor</p> <p>All zones</p> <p>...</p> <p>Matters over which discretion is restricted:</p> <p>a. <u>The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001).</u></p> <p>b. <u>The provision for the on-going efficient operation, maintenance, development and upgrade of the National Grid, including the ability for physical vehicle access to existing transmission lines and support structures for maintenance, inspections and upgrading.</u></p> <p>c. <u>The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of building platforms.</u></p> <p>d. <u>The extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines.</u></p> <p>e. <u>The nature and location of any proposed vegetation to be planted within the National Grid Yard.</u></p> <p>f. <u>The outcome of any consultation with, and technical advice from, Transpower.</u></p> <p>g. <u>The extent to which the subdivision plan clearly identifies the National Grid and proposed building platforms.</u></p>	Oppose	Kāinga Ora opposes the decision sought on the basis that adverse effects from the national grid can be appropriately managed. Kāinga Ora opposes the amendment which is overly prescriptive.	Disallow
Northland Regional Council (S359)	S359.029			Amend the objectives to strongly discourage fragmentation of rural land.	Support	Kāinga Ora supports provisions that enable development within and around existing towns, particularly those that support compact and varied housing.	Allow
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.049			Insert a new objective SUB-O5, as follows: Subdivision occurs in a sequenced and coherent manner in locations and at a rate that: a. enables growth and development to be supported by additional infrastructure.	Oppose in part	Kāinga Ora opposes the new objective and questions whether it is needed in the PDP. It is likely that this objective may slow down and not enable urban development and growth.	Disallow

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	S331.055			Amend policy SUB-P5 as follows: ... and f. ensuring growth and development is supported by additional infrastructure where required.	Support	Kāinga Ora support the enablement of development aligned with the provision of climate-resilient services and infrastructure.	Allow
Kairos Connection Trust and Habitat for Humanity Northern Region Ltd (S138)	S138.022			Insert a separate Inclusionary housing chapter or integrate throughout proposed subdivision and residential and mixed use zone chapters, provision for inclusionary housing that would require a 5% share of the estimated value of the sale of subdivided lots (or as appropriate to the Far North context) to a nominated community housing provider to ensure the establishment of affordable housing within its high growth urban environments.	Oppose	Kāinga Ora endorses the need to address affordability within the Far North District. However, Kāinga Ora opposes the relief sought. The Queenstown Lakes District Council Inclusionary Housing Plan Change remains incomplete and submissions on the plan change are yet to be heard. There have been no hearings on the plan change, and therefore the approach proposed by the Council is not confirmed. Majority of the submissions made on the QLDC Plan Change opposes the approach taken by the Council and several of those submissions are questioning the legality of the provisions within the RMA framework.	Disallow
Ngā Tai Ora - Public Health Northland (S516)	S516.055 S516.056			Insert rules applying to areas of risk which are appropriately identified through further mapping of land instability and where the potential risk of land instability throughout the district is understood. Or alternatively: Amend the definition of land identified as susceptible to land instability, to be easily understandable and identifiable. Amend Rule SUB-R8 to locate building platforms, access and services in the least as risk portion of the parent site	Support in part	Kāinga Ora supports provisions that will contribute to Te Tai Tokerau being more responsive and resilient to natural hazards, including as these hazards evolve because of climate change.	Clarify relief sought
Director-General of Conservation (Department of Conservation) (S364)	S364.003	Subdivision	Oppose	Amend the Subdivision chapter to include more stringent controls to allow for the consideration and scheduling of SNAs in the subdivision chapter	Oppose	Kāinga Ora agree that the PDP should identify and map SNAs and include related objectives, policies and rules for their protection rather than inserting provisions within the subdivision chapter which would lead to unclear and uncertain approaches on a site-by-site basis. SNAs should be mapped and identified in the PDP. Kāinga Ora opposes any inclusion or provision for non-scheduled features in a PDP.	Clarify relief sought
Director-General of Conservation (Department of Conservation) (S364)	S364.056	Subdivision	Oppose	Amend the wording of Rule SUBR17 to "Subdivision of a site containing a scheduled or qualifying SNA." <i>there are no SNAs currently listed under Schedule 4 of the Proposed District Plan. The subdivision chapter does not appear to take into account the subdivision of a site with a potential SNA that is not yet scheduled. The Director-General submits that this could lead to potential SNA sites being subdivided with no ability to consider the adverse effects on the SNA at subdivision stage</i>	Oppose	Kāinga Ora agree that the PDP should identify and map SNAs and include related objectives, policies, and rules for their protection rather than inserting provisions within the subdivision chapter which would lead to unclear and uncertain approaches on a site-by-site basis. SNAs should be mapped and identified in the PDP. Kāinga Ora opposes any inclusion or provision for non-scheduled features in a PDP.	Disallow

Submitter Name	Original Submission Number	Provision / Chapter Topic	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought. (allow or disallow)
Director-General of Conservation (Department of Conservation) (S364)	S364.057	Subdivision	Oppose	Insert more stringent controls to allow for the consideration and scheduling of SNAs in the subdivision chapter	Oppose	Kāinga Ora agree that the PDP should identify and map SNAs and include related objectives, policies, and rules for their protection rather than inserting provisions within the subdivision chapter which would lead to unclear and uncertain approaches on a site-by-site basis. SNAs should be mapped and identified in the PDP. Kāinga Ora opposes any inclusion or provision for non-scheduled features in a PDP.	Disallow
Director-General of Conservation (Department of Conservation) (S364)	S364.058	Subdivision	Oppose	Review all restricted discretionary activity and controlled activity rules and add matters of discretion/control for indigenous biodiversity where not already identified. Alternatively, and preferably, formally include sites that meet SNA criteria under Schedule 4 of the Proposed District Plan	Oppose	Kāinga Ora agree that the PDP should identify and map SNAs and include related objectives, policies, and rules for their protection rather than inserting provisions within the subdivision chapter which would lead to unclear and uncertain approaches on a site-by-site basis. SNAs should be mapped and identified in the PDP. Kāinga Ora opposes any inclusion or provision for non-scheduled features in a PDP.	Disallow
Waka Kotahi New Zealand Transport Agency (S356)	S356.106	Noise	Support in part	Amend NOISE-O2 as follows: New noise sensitive activities are designed and/or located to minimise conflict and reverse sensitivity effects protect health and wellbeing.	Support	Kāinga Ora supports the proposed amendment.	Allow
	S356.107		Support in part	Amend NOISE-P2 as follows: Ensure noise sensitive activities proposing to locate within the Mixed Use, Light Industrial, on land near state highways and Air Noise Boundary are located, designed, constructed and operated in a way which will minimise adverse noise on community health, safety and wellbeing by having regard to	Support in part	Kāinga Ora supports the proposed amendment, to the extent that the land near state highways is properly mapped and identified in the District Plan. Otherwise, this may be open to interpretation, if the land near state highways is not identified or mapped. Any such controls should be informed by evidential noise modelling.	Allow
	S356.109		Support in part	Amend NOISE-S5 to delete reference to vpd and reword to apply to all areas within 100m of state highway	Oppose	Kāinga Ora opposes the relief sought. Kāinga Ora considers that effects should only be mitigated by noise sensitive activities in the receiving environment following adopting of the Best Practicable Option (“BPO”) to minimise and mitigate at source and in the vicinity of the corridor the off-site effects as far as possible. Restrictions on neighbouring noise sensitive activities should be no more stringent than necessary. Any such controls should be informed by evidential noise modelling.	Disallow

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	S356.110		Support in part	<p>Part 1 - Amend to include criteria for other noise sensitive activities as per the default provision in the attached s32 report.</p> <p>Part 2 - Amend the 2dB to 3dB and to change the explanation "allowing for future traffic increase" to "<u>allowing for uncertainty and routine changes.</u>"</p> <p>Part 3 - It is considered that ventilation should be addressed separately so last sentence should be deleted.</p> <p>Part 4 - It is considered that this partly duplicates Part 3 it is also considered this Part does not make sense. Waka Kotahi also seeks for a new clause to be added that states if windows need to be closed to achieve 1, then mechanical ventilation is to be provided.</p>	Oppose	<p>Kāinga Ora opposes the relief sought. Kāinga Ora considers that effects should only be mitigated by noise sensitive activities in the receiving environment following adopting of the Best Practicable Option ("BPO") to minimise and mitigate at source and in the vicinity of the corridor the off-site effects as far as possible. Restrictions on neighbouring noise sensitive activities should be no more stringent than necessary. Any such controls should be informed by evidential noise modelling.</p> <p>Kāinga Ora opposes the amendment which is overly prescriptive.</p>	Clarify relief sought
	S356.111		Oppose	Amend NOISE-S5 to delete matters of discretion b. through to h as the 40dB standard is a bottom line for protection of health and it is not appropriate to add factors to open this up for litigation. It is considered that if there is appropriate mitigation, then it would result in meeting the standard.	Oppose	<p>Kāinga Ora opposes the relief sought. Kāinga Ora considers that effects should only be mitigated by noise sensitive activities in the receiving environment following adopting of the Best Practicable Option ("BPO") to minimise and mitigate at source and in the vicinity of the corridor the off-site effects as far as possible. Restrictions on neighbouring noise sensitive activities should be no more stringent than necessary. Any such controls should be informed by evidential noise modelling.</p>	Disallow
KiwiRail Holdings Limited (S416)	S416.038		Support in part	<p>Insert a new policy, Policy NOISE-P4, as follows:</p> <p><u>Ensure buildings for noise sensitive activities near railway corridors are designed and constructed to minimise the level of noise received within buildings.</u></p>	Oppose	<p>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.</p>	Disallow
KiwiRail Holdings Limited (S416)	S416.040		Support in part	Insert a standard (as outlined in the submission) to apply in all zones to built development at any point within 100 metres from the legal boundary of any railway network	Oppose	<p>Kāinga Ora opposes the relief sought. Kāinga Ora considers that effects should only be mitigated by noise sensitive activities in the receiving environment following adopting of the Best Practicable Option ("BPO") to minimise and mitigate at source and in the vicinity of the corridor the off-site effects as far as possible.</p>	Disallow

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						Restrictions on neighbouring noise sensitive activities should be no more stringent than necessary. Any such controls should be informed by evidential noise modelling.	
Ngā Tai Ora - Public Health Northland (S516)	S516.072		Oppose	Delete Standard NOISE-S1 and insert a table containing noise limits for each zone, applying to noise received in sites in each zone, regardless of whether the noise originated from other sites in that zone or sites in another zone. Only set airport noise limits at one boundary (outer control or air noise) for each airport. If separate noise limits are maintained for aircraft engine testing, amend the metric to read: "...dB LAeq (15 min) (9 hour) ..."	Oppose in part	Kāinga Ora opposes the proposed amendment, as it is inconsistent with its primary submission. Kāinga Ora supports the retention of the standard as notified. The amendment is unnecessary.	Disallow
Transpower New Zealand Ltd (S454)	S454.104		Not stated	Amend the PDP where the night time noise limit is set at 40dBA LAeq (15 min) in any of the zones in the Far North District, change the limit to 45dBA LAeq	Oppose	Kāinga Ora opposes the proposed amendment, as it is inconsistent with its primary submission. Kāinga Ora supports the retention of the standard as notified. The amendment is unnecessary.	Disallow
Kapiro Conservation Trust (S442)	S442.12	Treaty Settlement Land		Amend TSL-P3 to include more specific recognition of the importance of protecting and enhancing natural values, including protection of SNAs	Oppose in part	Kāinga Ora supports the identification and inclusion of SNAs in the PDP; however, it is unclear to what further amendments are sought by the submitter to the provisions in the PDP.	Clarify relief sought
Te Runanga o Ngai Takoto Trust (S390)	S390.010, S390.066		Oppose	Amend Treaty Settlement Land overlay policies which are not enabling thereby limiting or constraining their development opportunities.	Support	Kāinga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
	S390.068			Amend objective TSL-O4 to read as follows: Use and development on Treaty Settlement Land can fully utilise reflects the sustainable carrying capacity of the land and surrounding environment'. AND Otherwise amend TSL-O4 to provide context and clarity.	Support	Kāinga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
	S390.069			Amend policy TSL-P3 by deleting paragraphs a), b), c), & e)	Support	Kāinga Ora supports this submission as far as it aligns with its primary submission.	Allow

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	S390.071			Amend rule TSL-R4 to permit residential units on sites in addition to the numbers permitted in the notified rule. Quantify additional units by reference to the sustainable carrying capacity of the site, referencing the developable site area, nature of the locality (urban, rural, coastal or overlay) access and the available services.	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
	S390.072			Amend rule TSL-R4 to provide for a more enabling development for papakāinga	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
	S390.010, S390.066			Amend Treaty Settlement Land overlay policies which are not enabling thereby limiting or constraining their development opportunities.	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
Te Rūnanga o Whaingaroa (S486)	S486.016			Delete (inferred) policies that are not enabling thereby limiting or constraining their development opportunities.	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
	S486.082			Amend objective TSL-O4 to read as follows: Use and development on Treaty Settlement Land can fully utilise reflects the sustainable carrying capacity of the land and surrounding environment'. AND Otherwise amend TSL-O4 to provide context and clarity.	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow FS243.109
	S486.081		Oppose	Delete sections a, b, c and e of Policy TSL-P3 Provide for development on Treaty Settlement Land where it is demonstrated that: a. it is compatible with surrounding activities; b. it will not compromise the occupation, development and use of Treaty Settlement Land; c. it will not compromise the underlying zone, adjacent land or other zones to be efficiently or effectively used for their intended purpose; d. any values identified through cultural redress are maintained; e. it maintains the character and amenity of surrounding area; f. it provides for community wellbeing, health and safety; g. it can be serviced by onsite infrastructure or reticulated infrastructure where this is available; and h. any adverse effects can be avoided, remedied or mitigated.	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow FS243.111

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	S486.085			Amend rule TSL-R4 to permit residential units on sites in addition to the numbers permitted in the notified rule. Quantify additional units by reference to the sustainable carrying capacity of the site, referencing the developable site area, nature of the locality (urban, rural, coastal or overlay) access and the available services.	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
	S486.086			Amend rule TSL-R4 to provide for a more enabling development for papakāinga.	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.011		Oppose	Amend Treaty Settlement Land overlay policies which are not enabling thereby limiting or constraining their development opportunities.	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
	S339.043		Oppose in part	Amend Rule TSL-R4 as follows: <ul style="list-style-type: none"> • Delete PER-1; • Amend PER-2 to increase the GBA to align with the permitted impermeable surface coverage provided by Standard TSL-S2. 	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
	S498.067			Amend policies that are not enabling or that constrain development opportunities for iwi and hapū.	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
	S498.069		Oppose in part	Amend objective TSL-O4 to read as follows: Use and development on Treaty Settlement Land can fully utilise reflects the sustainable carrying capacity of the land and surrounding environment'. AND Otherwise amend TSL-O4 to provide context and clarity.	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow

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	S498.070		Oppose	Delete sections a, b, c and e of Policy TSL-P3	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
	S498.072			Amend rule TSL-R4 to permit residential units on sites in addition to the numbers permitted in the notified rule. Quantify additional units by reference to the sustainable carrying capacity of the site, referencing the developable site area, nature of the locality (urban, rural, coastal or overlay) access and the available services.	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
	S498.073			Amend rule TSL-R4 to provide for a more enabling development for papakāinga.	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
Te Aupōuri Commercial Development Ltd (S339)	S339.038			Amend Policy TSL-P1 as follows: Provide for Enable the occupation, use and development of Treaty Settlement Land <u>in accordance with iwi, hapū and whanau aspirations outlined in their environment, economic, cultural and social plans and strategies.</u>	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
	S339.039			Amend Policy TSL-P2 as follows: Enable a range of activities on Treaty Settlement Land including marae, papakāinga, customary use, cultural and small-scale commercial activities	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow
	S339.040			Amend TSL-P3 as follows: Provide for the occupation, use and development on Treaty Settlement Land where it is demonstrated that: a. it is compatible with surrounding activities;	Support in part	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga	Allow

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	S339.041		Oppose	Delete Rule TSL-R2 – Impermeable Surfaces.	Support	Kāinga Ora considers that impermeable surface coverage is a development control that fits with other standards rather than as a rule in the activity status table. Rules for bulk and location should include the Impermeable surfaces Standard.	Allow
	S339.042			Delete PER-2 of Rule TSL-R3 which limits the number of residential units to a maximum of six per site irrespective of the carrying capacity of that land.	Support	Kāinga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga.	Allow
Te Rūnanga o Ngāti Rēhia (S559)	S559.028	General residential		Insert a permitted or controlled activity rule which provides greater certainty regarding the ability of existing infrastructure to service plan-enabled development.	Support	Kāinga Ora supports development aligned with the provision of adequate climate-resilient services and infrastructure.	Allow
	S559.030			Amend GRZ-R3 to reinstate the permitted activity status to locate multiple standalone residential units on a single site	Support	Kāinga Ora supports provisions that ensure housing choice by enabling a range of housing typologies at various densities. Multi-unit developments can be in the form of detached units and attached units.	Allow
Waka Kotahi NZ Transport Agency (S356)	S356.128			Insert a new Objective to support residential zoning being located close to employment and amenities.	Support	Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental, and cultural wellbeing. Kāinga Ora supports provisions that responds to the impacts of climate change by increasing resilience and enabling adaptation.	Allow
	S356.115			Insert Objective and Policy to support residential zoning being located close to employment and amenities	Support		Allow
	S356.129		Insert a new policy to support residential zoning being located close to employment and amenities.	Support	Allow		
Ngā Kaingamaha o Ngāti Hine Charitable Trust (S555)	S555.002		Support in part	Amend the status of activities not complying with CON-1 and CON-2 of Rule GRZ-R9 from discretionary to restricted discretionary. The matters of discretion shall be limited to the same as the controlled activities. AND Delete 'building intensity' from the matters of discretion outlined in subpoint a.i. of Rule GRZ-9.	Support	Kāinga Ora supports provisions that ensure housing choice by enabling a range of housing typologies at various densities	Allow

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KiwiRail Holdings Limited (S416)	S416.046 S416.047 S416.048 S416.049 S416.050 S416.051 S416.052 S416.053 S416.054 S416.055 S416.056		Support in part	Insert additional matter as follows: <u>the location and design of buildings adjacent to the railway corridor</u>	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
KiwiRail Holdings Limited (S416)	S416.057 S416.058 S416.059 S416.060 S416.061 S416.062 S416.063 S416.064 S416.065 S416.066 S416.067 S416.068		Support in part	Insert a railway setback (refer to submission for examples) Insert the following matters of discretion into the standard: <u>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</u> <u>the safe and efficient operation of the rail network</u>	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
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.063			Amend policy GRZ-P4 as follows: Enable non-residential activities that: a. do not detract from the vitality and viability of the General Residential zone; b. support the social and economic well-being of the community; c. are of a residential scale expected in the General Residential zone ; and d. are consistent with the scale, character and amenity of the General Residential zone	Support	Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental, and cultural wellbeing. As such, Kāinga Ora supports the enablement of activities within the General Residential zone that may not residential but will contribute to the achievement of good housing outcomes.	Allow
Transpower New Zealand Ltd (S454)	S454.106			Insert new objective GRZ-O7 as follows: The General Residential zone is used by compatible activities and infrastructure, that have a functional or operational need to locate in the zone.	Oppose	Kāinga Ora opposes the proposed amendment, as it is inconsistent with its primary submission. The amendment is unnecessary.	Disallow

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Transpower New Zealand Ltd (S454)	S454.110 S454.112 S454.116 S454.118 S454.120 S454.122 S454.124 S454.126 S454.128			(similar relief sought to above submission – numerous points)	Oppose	Kāinga Ora opposes the proposed amendment, as it is inconsistent with its primary submission. The amendment is unnecessary.	Disallow	
Transpower New Zealand Ltd (S454)	S454.107			Insert new policy GRZ-Px as follows: Enable compatible activities and infrastructure, that have a functional or operational need to locate in the General Residential zone.	Oppose	Kāinga Ora opposes the proposed amendment, as it is inconsistent with its primary submission. The amendment is unnecessary.	Disallow	
Transpower New Zealand Ltd (S454)	S454.107 S454.109 S454.111 S454.113 S454.117 S454.119 S454.121 S454.123 S454.125 S454.127 S454.129				(similar relief sought to above submission – numerous points)	Oppose	Kāinga Ora opposes the proposed amendment, as it is inconsistent with its primary submission. The amendment is unnecessary.	Disallow
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S521)	S521.023 S521.024				Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including – <ul style="list-style-type: none"> • Permeable materials wherever feasible for surfaces such as driveways, paths etc. • Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures • Renewable energy technologies and energy efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts • Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be increasingly important for shade/cooling for buildings and pedestrians in future. 	Oppose in part	Kāinga Ora supports provisions that responds to the impacts of climate change by increasing resilience and enabling adaptation however prescriptive rules/standards such as those suggested would create additional burden and complexity to development proposals. The appropriate mechanism for these techniques would be through non-statutory design guidelines. It is also unclear on what the specific amendments or relief sought to the provisions in the PDP. Further clarity required to the proposed amendments to the provisions.	Clarify relief sought
Carbon Neutral NZ Trust (S529)	S529.227 S529.228							
Kapiro Residents Association (S428)	S428.020							

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Kiwi Fresh Orange Company Limited (S554)	S554.013			Amend Objective GRZ-O2 as follows: "The General Residential zone consolidates urban residential development around available or programmed development infrastructure <u>(including private infrastructure)</u> to improve the function and resilience of the receiving residential environment while reducing urban sprawl. <u>providing for urban growth in locations where the outcomes will achieve a quality well functioning urban environment.</u> "	Oppose	Kāinga Ora supports provisions that align development with the provision of adequate climate-resilient services and infrastructure and that enable varied, higher density housing around existing towns. Kāinga Ora supports provisions that prioritise growth within, and around existing centres as opposed to greenfield development to support the vitality of these centres while also locating homes close to jobs, services, and amenities.	Disallow
Kairos Connection Trust and Kairos Connection Trust and Habitat for Humanity Northern Region Ltd (S138)	S138.023			Insert a separate Inclusionary housing chapter or integrate throughout proposed subdivision and residential and mixed use zone chapters, provision for inclusionary housing that would require a 5% share of the estimated value of the sale of subdivided lots (or as appropriate to the Far North context) to a nominated community housing provider to ensure the establishment of affordable housing within its high growth urban environments.	Oppose	Kāinga Ora endorses the need to address affordability within the Far North District. However, Kāinga Ora opposes the relief sought. The Queenstown Lakes District Council Inclusionary Housing Plan Change remains incomplete and submissions on the plan change are yet to be heard. There have been no hearings on the plan change, and therefore the approach proposed by the Council is not confirmed. Majority of the submissions made on the QLDC Plan Change opposes the approach taken by the Council and several of those submissions are questioning the legality of the provisions within the RMA framework	Disallow
Rua Hatu Trust (S377) S377.002	S377.00			Amend GRZ-R9 to only allow multi-unit development in areas where all infrastructure has been upgraded and maintained to allow for the maximum development potential under this rule and subdivision rules.	Oppose	Kāinga Ora opposes the proposed amendment as infrastructure in some locations may not need to be upgraded to allow for development. This amendment will restrict and slow-down urban development and growth in the region.	Disallow
Fire and Emergency New Zealand (S512)	S512.041 S512.014 S512.017 S512.08			(a number of submission points and relief sought)	Oppose in part	Kāinga Ora opposes elements of the proposed change sought that may be inconsistent with NZ Standards and seeks further clarification/reasoning for the amended changes.	Disallow

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Ngā Kaingamaha o Ngāti Hine Charitable Trust (S555)	S555.002			Amend the status of activities not complying with CON-1 and CON-2 of Rule GRZ-R9 from discretionary to restricted discretionary. The matters of discretion shall be limited to the same as the controlled activities. AND Delete 'building intensity' from the matters of discretion outlined in subpoint a.i. of Rule GRZ-9.	Support	Kāinga Ora supports District Plan provisions that provide for a range of housing typologies and increased intensity within urban areas to match this changing demand. As such, activity status and matters of discretion should enable greater housing choice.	Allow
Far North District Council (S368)	S368.006	Mixed Use		Amend MUZ-R4 to apply a minimum net internal floor area for residential units in the Mixed Use zone, following investigation and consideration of appropriate minimum net internal floor area.	Oppose	Kāinga Ora supports District Plan provisions that provide for a range of residential activities and housing choices. However, a minimum net internal floor area for residential units is unnecessary and not required.	Disallow
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.079			Amend objective MUZ-O1 as follows: The Mixed Use zone is the focal point for the District's commercial, community and civic activities, and provides for <u>complementary and compatible</u> residential development and <u>non-residential activities</u> which support the operation of the Mixed Use zone. where it complements and is not incompatible with these activities.	Support	Kāinga Ora supports provisions that enable housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental, and cultural wellbeing. As such, Kāinga Ora supports the enablement of activities within the General Residential zone that may not be residential activities but will contribute to the achievement of good housing outcomes.	Allow
	S331.080			Amend policy MUZ-P1 as follows: Enable a range of commercial, community, civic, and residential activities and <u>non-residential activities</u> in the Mixed Use zone where: a. it supports the function, <u>operation</u> , role, sense of place and amenity of the existing environment; and b. there is: i. existing infrastructure to support development and intensification, or ii. infrastructure capacity can be provided to service future development and intensification.	Support		Allow
Kaitia Business Association (S501)	S501.003		Support in part	Seeks to prevent social housing within the Mixed Use zone. Amend Rule MUZ-R4 as follows: The residential activity excluding a residential activity for temporary overnight accommodation or emergency/assisted or social housing is within a residential unit that is located above the ground floor level of a building unless the residential unit existed at 27 July 2022.	Oppose	Kāinga Ora supports District Plan provisions that provide for a range of residential activities and housing choices. Public housing or any other form of residential activity should be singled out due to the tenancy make-up; all forms of housing are residential activity and remain as residential activity.	Disallow
	S501.001		Support in part	Seeks to introduce Amenity Protection Bylaw and requirements around the maintenance of facades. Amend Standard MUZ-S6 to include new point 3. as follows:3.Verandah facades must comply with the Amenity Protection By-Law and be regularly maintained and cleaned accordingly. (Refer to submission for a copy of proposed bylaw)	Oppose		

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Northland Planning and Development 2020 Limited (S502)	S502.031		Support in part	Amend MUZ-R4 PER-1 The residential activity excluding a residential activity for temporary overnight accommodation or emergency/assisted or social housing is within a residential unit that is located above the ground floor level of a building unless the residential unit existed at 27 July 2022.	Oppose	Kāinga Ora supports District Plan provisions that provide for a range of residential activities and housing choices. Public housing or any other form of residential activity should be singled out due to the tenancy make-up; all forms of housing are residential activity and remain as residential activity.	Disallow
Te Rūnanga o Ngāti Rēhia (S559)	S559.031		Support in part	Insert new permitted activity rule in the Mixed Use zone which provides for ground level residential dwellings in locations that do not impact on street frontage.	Support	Kāinga Ora supports provisions that sure housing choice by enabling a range of housing typologies at various densities. Kāinga Ora supports housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental, and cultural wellbeing. The provision restricting residential uses at ground level should only be applied to the main street where a 'pedestrian frontage' overlay has been applied.	Allow
Northland Planning and Development 2020 Limited (S502)	S502.032		Support in part	Seeks to implement Amenity Protection Bylaw and requirements around the maintenance of facades. Amend MUZ-S6 For sites with pedestrian frontage identified on the planning maps: 1. Any new building, or extension or alteration to a building (including alterations to the façade) must be built up to the road boundary; and 2. A verandah must be provided for the full frontage of the road boundary of the site. The verandah shall: a. directly adjoin any adjacent veranda so there is no horizontal gap to provide continuous pedestrian coverage; and b. have a minimum height of 3m and a maximum height of 6m above the footpath immediately below; and c. be setback a minimum of 300mm and a maximum of 600mm from a vertical line measured up from the face of the kerb. <u>3. Verandah facades must comply with the Amenity Protection By-Law and be regularly maintained and cleaned accordingly</u>	Oppose	Kāinga Ora opposes the introduction of an Amenity Protection Bylaw. It is a separate process for creating a bylaw and this PDP is not the process or document.	Disallow
Waka Kotahi NZ Transport Agency (S356)	S356.116		Support	Retain MUZ-O5 as notified.	Oppose	Kāinga Ora supports provisions that sure housing choice by enabling a range of housing typologies at various densities. However, the change sought is not consistent with Kāinga Ora primary submission. Kāinga Ora supports housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental, and cultural wellbeing. The restriction of residential activities on the ground floor	Disallow

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						should only be applied to the main street where a 'pedestrian frontage' overlay has been applied.	
	S356.117		Support	Wishes to understand rationale for not using a town centre zone in Kerikeri, Kaitaia and Kaikohe. Retain MUZ-P1 as notified	Support	Kāinga Ora supports provisions that enable a range of activities within centres while ensuring any new development is supported by necessary infrastructure. Kāinga Ora submits that a Town Centre zoning is a more appropriate zone for the commercial centre of Kerikeri as it recognises the regional significance and anticipated growth of Kerikeri. A Town Centre zone is also more compatible with the National Planning Standards.	Allow
Kairos Connection Trust and Habitat for Humanity Northern Region Ltd (S138)	S138.017			Amend Objective MUZ-O5 as follows: Residential activity is located in the Mixed Use zone is located above commercial activities to ensure active street frontages, except where the interface is with the Open Space zone where adverse effects on street frontages are avoided.	Support	Kāinga Ora supports provisions that ensure housing choice by enabling a range of housing typologies at various densities. Kāinga Ora supports housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental, and cultural wellbeing. The provision restricting residential uses at ground level should only be applied to the main street where a 'pedestrian frontage' overlay has been applied.	Allow
	S138.018			Amend Policy MUZ-P5 as follows: Restrict activities that are likely to have an adverse effect on the function, role, sense of place and amenity of the Mixed Use zone, including: 1. residential activity, retirement facilities and visitor accommodation on the ground floor of buildings, except where a site adjoins an Open Space zone adjacent to street frontages; ...	Oppose	Kāinga Ora supports provisions that ensure housing choice by enabling a range of housing typologies at various densities. Kāinga Ora supports housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental, and cultural wellbeing. The restriction of residential uses at ground level should only be applied to the main street where a 'pedestrian frontage' overlay has been applied.	Disallow
Foodstuffs North Island Limited (S363)	S363.018			Amend the proposed district plan to provide clear strategic direction for a compact urban form and establish a centres hierarchy within the Plan. Reconsider the approach to commercial zones and reconsider the most appropriate zoning for existing centres and villages which accurately reflects existing and planned levels of development specific to those areas. Provide sufficient section 32 evaluation to support the approach to zoning.	Support	note numerous submitters not identified in Kainga ora list that request town centre zone) – Kāinga Ora supports housing with good access to jobs, amenities and services and the co-location of activities to contribute to economic, social, environmental, and cultural wellbeing. Kāinga Ora seeks a new Town Centre	Allow

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						zone for Kerikeri in recognition of its importance as a growing centre in the Far North.	
Far North District Council (S356)	S368.017	Māori Purpose		Amend MPZ-S1 Maximum height The maximum height of the building or structure, or extension or alteration to an existing building or structure is 11.8m above ground level except. <u>1. Where the site adjoins the Mixed Use Zone, Light or Heavy Industrial zones, the maximum height is 12m above ground level</u>	Oppose	Kāinga Ora supports a maximum height of 8m in the GRZ only if the Medium Density Residential Zone is accepted as part of the notified District Plan. Otherwise, a maximum building height of 11m is requested in the General Residential Zone to provide for three-storey typologies including apartments, across the district. Therefore, Kāinga Ora opposes the amendment sought, consistent with the changes sought its in original submission.	Disallow
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.110			Amend policy MPZ-P2 as follows: Enable a range of activities on Māori land in the Māori Purpose zone including marae, papakāinga, customary use, <u>additional infrastructure</u> , cultural and small-scale commercial activities where the adverse effects can be avoided, remedied or mitigated.	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga. Kāinga Ora supports working with Tangata Whenua, enabling the development of Māori land, and removing restriction on realising commercial, education and light industry activities.	Allow
Te Runanga o Ngai Takoto Trust (S390)	S390.080 S498.081			Amend Rule MPZ-R5, to permit residential units on sites in addition to the numbers permitted in the notified rule. Quantify additional units by reference to the sustainable carrying capacity of the site, referencing the developable site area, nature of the locality (urban, rural, coastal or overlay) access and the available services	Support	Kainga Ora seeks to enable Māori-led projects on whenua Māori land, particularly where it addresses the severe housing shortage in Te Tai Tokerau and supports the realisation of papakāinga.	Allow
Ngā Kaingamaha o Ngāti Hine Charitable Trust (S555)	S555.001	Planning Maps	Amend	Amend the zoning of the rear of 11 Greenacres Drive (Section 22 SBRS of Kawakawa) and the adjoining site to the south Section 25 SBRS OF Kawakawa) from Rural Residential to General Residential	Support	Kainga Ora support the urbanisation of the hospital land and consider the rezoning of the land should be sought more wider than just the hospital site alone.	Allow

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Northland Regional Council (S359)	S359.013			Amend the planning maps to ensure that areas prone to natural hazards are not zoned for intensification.	Oppose in part	Kāinga Ora original submission sought that further investigation is carried out into flood risk particularly given the significant flooding extent experienced in parts of the district. This review should address the depth of flood waters, velocity, timing of flooding to identify locations of high risk and low risk and amend zoning in those locations accordingly. Where the natural hazard review indicates high risk, then the NRC submission point is agreed with. However, until that time, intensification should be enabled in key locations.	Disallow
Northland Planning and Development 2020 Limited (S502)	S502.102			Seeking the Horticulture zone around Kerikeri to be amended to Rural Residential zone	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Douglas Percy and Theodora Symes (S19)	S19.001			Amend the zoning of all land along the southern side of Waipapa Road, including Waitotara Drive, between State Highway 10 and Kerikeri River, which is not marked for recreation to Rural Residential zone.	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.046			Delete the Natural Open Space zoning of the area around Waipapa Landing and Cherry Park house grounds, and zone Sport and Active Recreation [this is further to the north east than the areas of interest]	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Our Kerikeri Community Charitable Trust (S338)	S338.045						

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Brian and Katherine Susan Hutching (S70)	S70.001			Amend the zoning of the area bounded by Waipapa Road to the north, State Highway 10 to the west, and Kerikeri River to the east (but excluding the new Light Industrial zone in the northwestern corner and the new Sport and Recreation zone next to State Highway 10) from Rural Production zone to Rural Residential	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Trent Simpkin (S284)	S284.002			Amend zoning of all land at Waitotara Drive, Waipapa from Rural Production Zone to Rural Residential Zone, including property addresses 45 - 147 Waitotara Drive and 279, 289, 291, 293, 299, 305, 309, 317, 331B, 331C, 331D, 331, 361 and 363 Waipapa Road, and land identified as Lot 2 Waipapa Road, Kerikeri, Lot 1, Lot 6 and Lot 17 Waitotara Drive, Kerikeri (see map attached to original submission)	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Douglas Percy and Theodora Symes (S19)	S19.002			Amend the zoning of all land along the southern side of Waipapa Road, including Waitotara Drive, between State Highway 10 and Kerikeri River, which is not marked for recreation to Rural Residential zone	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Jeff and Robby Kemp (S51)	S51.002			Amend the land in Waitotara Drive zoned Rural Production to Rural Residential Zone, identified in Figure 1 of the submission	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Levin Stones Holding Limited, Keri Keri Park Lodge Limited (S549)	S549.004			Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1 (refer to full submission)	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while	Clarify relief sought

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						maintaining productive rural environments.	
Puketotara Lodge Ltd (S188)	S188.003			Amend by reviewing the notified Mixed Use Zone (MUZ) boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Puketotara Lodge Ltd (S188)	S188.004			Amend to rezone land to an appropriate commercial or mixed use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Audrey Campbell[1] Frear (S209)	S209.003			The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use Zone (MUZ) boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri MUZ mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed MUZ boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Picture Perfect Properties Ltd (S16)	S16.001			Amend zoning of property at 10 Peacock Garden Drive, Kerikeri from Rural Lifestyle to General Residential Zone (so that the whole property is zoned General Residential).	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought

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Tristan Simpkin (S288)	S288.020			Amend zoning of land at 2, 8A, 8B and 8C Peacock Garden Drive, 135 Hone Heke Road, and all land at 165 - 209 Kerikeri Road, Kerikeri from Rural Lifestyle Zone to General Residential Zone (see map attached to original submission)x	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Smartlife Trust (S15)	S15.001			Delete Rural Residential zoning of the Kerikeri Holiday Park and Motel property (23 Aranga Road, Kerikeri, being Lot 2 DP 395942 and Lot 3 DP 335706), zone General Residential	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Alan and Pat Strang (S20)	S20.001			Delete Rural Residential zoning of 316A Kerikeri Road, Kerikeri, zone Mixed Use	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
BOI Enterprises Limited (S139)	S139.001			Amend the zoning of Lots 1 and 2 DP 561725 (2 and 4 The Lakes Drive, Kerikeri), from Rural Residential to Mixed Use	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Kapiro Residents Association (S427)	S427.003			Ideally [this area] should provide several green corridor walkways and cycleways (e.g. on the margins of the intermittent stream) to create links between the CBD, Kerikeri River margin and westwards to Fairway Drive. Adjacent to the river reserve there should include a large green public space with native trees, restful areas, and cafés and restaurant facilities (low impact facilities). This area should be designed in a sensitive manner to be in keeping with the conservation areas around the river, particularly the natural character and high ecological values of the river margins, large areas of native trees/vegetation and	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while	Clarify relief sought

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				wildlife in the vicinity, and the historical and cultural areas downstream		maintaining productive rural environments.	
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.031			Within close distance to Kerikeri township, there are limited opportunities to develop greenfield land for future growth. We consider that the PDP zoning, at present, does not focus on greenfield sites that are more appropriate for future growth, taking into account potential for infrastructure, connectivity, traffic, and other issues - Amend the zones to consider a focus on greenfield sites that are more appropriate for future growth, taking into account potential for infrastructure, connectivity, traffic, and other issues.	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.004			The area between Waipapa and the golf course (Brownlie property) currently under consideration offers a more appropriate location for future growth than the areas to the north or south of Kerikeri indicated in the PDP zone map. The area between Waipapa and the golf course has the potential to provide connectivity between SH10 and the CBD, and between SH10 and Waipapa Road, and safe connectivity between the new FNDC Sports Hub on SH10 and local schools. Integrated planning is generally easier on a greenfield site. Importantly, growth in this area would eventually provide a relatively compact footprint for Kerikeri/Waipapa. No other site offers this advantage. The current lack of infrastructure could be addressed by requiring the developer to provide roading, water supply, on-site wastewater system and other needs	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Kiwi Fresh Orange Company Limited (S554)	S554.002			The Submission Area lies between the Kerikeri and Waipapa townships. Given anticipated growth in the area (see below), KFO considers the Submission Area the logical place for urban development that cannot be provided by infill development alone, while bridging a gap and integrating with the two urban areas of Kerikeri and Waipapa. The proposal's mix of General Residential, Mixed Use and Natural Open Space is to accommodate the various needs of urban growth whilst recognising and avoiding development of significant ecological features of the landscape - Amend the zoning for the site, known locally as Brownlie development (Title references 137884, NA46D/1149, NA33B/689 & NA1126/159) for urban development as requested in the submission (General Residential, Mixed Use, Natural Open Space) from Rural Production	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought

Submitter Name	Original Submission Number	Provision / Chapter Topic	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought. (allow or disallow)
Hall Nominees Ltd (S252) Adrian and Sue Knight (S325) Karen and Graeme Laurie (S471) Robert Keith Beale (S475) Roger Atkinson (S534) John and Rose Whitehead (S535)	S252.004 S325.003 S471.004 S475.004 S534.005 S535.006			Amend the Mixed Use zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity; and Rezone land to an appropriate Commercial or Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur: a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Our Kerikeri Community Charitable Trust (S338)	S338.002 S338.003 S338.048			Amend the General Residential zoning applying to all of the land commonly referred to as the 'Bing' property, being 126B Kerikeri Road (Part Lot 2, Part Lot 5-6 and Part Lot 8-10 Deposited Plan 33905). Zone the land to include a combination of Mixed Use and Residential zones, with revised standards applying. Delete Rural Production zoning of the land commonly referred to as the 'Brownlee' property, being 1878 State Highway 10, Waipapa (Lot 2 DP 89875, Part Section 13 Block X Kerikeri Survey District and Part Lot 6 Deposited Plan 6704). Rezone this land area for future development (primarily as a mix of residential, mixed use and natural open space zones). Amend the zones to consider a focus on greenfield sites that are more appropriate for future growth, taking into account potential for infrastructure, connectivity, traffic, and other issues.	Oppose in part Oppose in part Oppose in part	Kāinga Ora is interested in the proposed change from General Residential to a range of urban zones. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while enabling greater density of residential and employment as appropriate to future growth and stream-side amenity, access and environmental quality.	Clarify relief sought
Ian Bridle (S361) Kapiro Conservation Trust (S449) Carbon Neutral NZ Trust (S529)				Amend to rezone from Rural Residential Zone to General Residential Zone for all properties accessed from The Ridge, Kerikeri 0230 (refer to Attachment 2 of the submission)	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought

Submitter Name	Original Submission Number	Provision / Chapter Topic	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought. (allow or disallow)
Turnstone Trust (S499)				Amend zoning of part of the land at 126A - 126B Kerikeri Road, Kerikeri from General Residential Zone to Mixed Use Zone (refer to submission for map of proposed zoning).	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought
Elaine Collinson (S35)				Amend the zoning of the land off Kapiro Road, Kerikeri from Horticulture Zone, to Rural Production or Rural Residential, or alternatively limit what is going to be Horticultural Zone based on the size of the property (>5ha)	Oppose in part	Kāinga Ora is interested in the proposed change from rural production to an urban zone. Kāinga Ora wishes to see further details to the proposed change and how the proposed change will fit with the district's planned and future growth. Kāinga Ora is interested in understanding the balance of enabling urban development while maintaining productive rural environments.	Clarify relief sought