

Appendix 6 – Summary of Feedback on the Draft District Plan (2019)



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DISTRICT PLAN

**HE ARA TĀMATA
CREATING GREAT PLACES**
Supporting our people

SUMMARY OF FEEDBACK - DRAFT DISTRICT PLAN

This report provides a summary of feedback received on the Draft District Plan following the District Plan team's engagement programme in 2018.

Background

The District Planning department engaged with Far North communities between September-December 2018, to encourage feedback on the Draft District Plan 2018 (the Draft). The program was a three-pronged approach consisting of:

- targeted stakeholder engagement September-December 2018
- community engagement roadshow from the 3 November 13 December 2018
- an online presence through website and social media advertising.

The Draft was made publicly available via Council's e-platform 'Isoplan', the Lets Plan Together website and, in hard copy at Council's Service Centres and at community events.

TARGETED ENGAGEMENT PROGRAM

Stakeholder Engagement

Targeted stakeholders were approached individually during the engagement programme period and offered the opportunity to meet with members of the team to discuss any specific concerns with the Draft. In general, there was a good up-take of this opportunity. Meeting minutes were recorded during the sessions. Stakeholders were also encouraged to submit more detailed feedback on the Draft, using the e-platform.

Roadshow

During the community engagement roadshow the District Plan team visited 13 communities throughout the District between 3 November and 13 December 2018. The team facilitated drop in sessions to update the public about the review process, encourage feedback on the Draft, and to be on-hand to answer any questions.

These roadshow events were advertised using the following tools:

- November 2018 rates mail out
- Council's Facebook page
- Local newspapers
- Council's Lets Plan Together website - letsplantogether.org.nz
- Pamphlets in Council Service Centres
- Local radio interviews
- Council's e-newsletter

The roadshow events were beneficial. There was particularly strong attendance in Cable Bay, Kaikohe, Kaitia and Russell. It was noted that very few building or Resource Management Act practitioners participated in the roadshow or provided feedback on the Draft.

Online

Council's Facebook page and [Let's Plan Together](#) website were the main platforms for online presence. A series of Facebook videos and static posts were run on Council's Facebook page during the consultation programme. The online aspect of the engagement campaign was kicked off with a call-to-action video to introduce the District Plan team and encouraging viewers to take part in the process - click [here](#) to view.

The videos and posts highlighted upcoming roadshow events and key issues associated with the roadshow locations based on the Significant Natural Resource Issues (SRMI). Posts had a targeted monetary boost to the communities where that Significant Resource Management Issue (SRMI) was particularly relevant, and to upcoming roadshow events to raise further awareness.

Analytics on Council's Facebook page indicate that the videos generated a reach of up to 9, 199. During the engagement period of (3 Nov-13 Dec)2018, Council's paid Facebook presence (both videos and static posts) resulted in a reach of 15,475 people. Total reach, paid and organic, across the engagement period was over 33,000 people

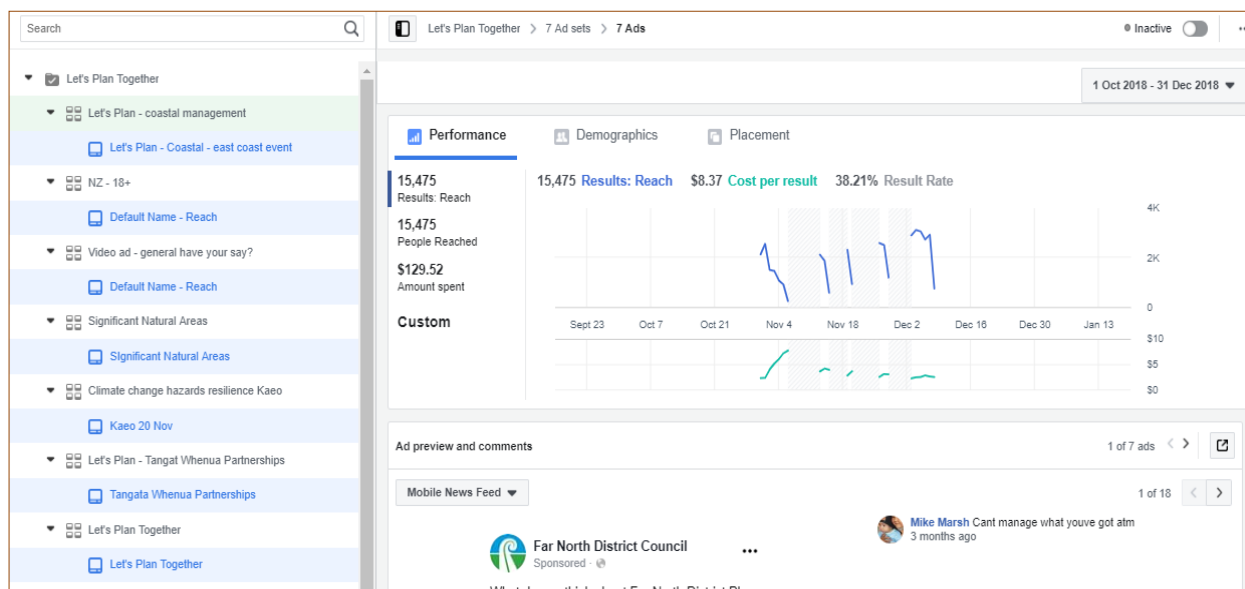



































































































































Image: Analytics from Council's Facebook page showing the number of people reached via paid advertising. The vertical axis indicates number, and the horizontal axis shows period of time adverts run for (generally 3-5 days) Image next page: Summary of Facebook posts during period. Red spot indicates District Plan post, number beside orange bar indicates reach (total number of people who could have seen the post).

03/12/2018 13:56	 Do you care about the environment and how the			9.2K 	329 35 	Boost Post
02/12/2018 13:09	 Deputy Mayor Tania McInnes talked about social			716 	48 3 	Boost Post
01/12/2018 17:20	 **Remember the District Plan team is back in			1K 	38 12 	Boost Post
30/11/2018 19:00	 10 December deadline for pre-Christmas LIMs Buying			964 	12 8 	Boost Post
30/11/2018 14:39	 Council investigates pōhutukawa poisoning The			3.5K 	844 143 	Boost Post
29/11/2018 17:00	 Kia ora Kaikohe! The District Planning Team is			869 	22 16 	Boost Post
28/11/2018 15:20	 Kia ora, we want your feedback on the Draft			1.6K 	156 31 	Boost Post
27/11/2018 08:59	 The outstanding achievements of our			603 	23 6 	Boost Post
25/11/2018 18:18	 Just received an alert on your phone? Here's why.			1.7K 	230 48 	Boost Post
23/11/2018 14:11	 The District Plan team will be at Russell Town Hall on			1.9K 	450 45 	View Promotion
22/11/2018 12:00	 Council staff and members of the Wastewater			773 	16 7 	Boost Post
17/11/2018 08:28	 Morena, we're here at the Kerikeri Packhouse Market			3.3K 	452 131 	Boost Post
16/11/2018 16:44	 Don't forget, the Kerikeri Half Marathon is on this			910 	66 12 	Boost Post
16/11/2018 16:28	 Power will be cut for up to a full day to some areas			3.7K 	707 38 	Boost Post
15/11/2018 13:04	 How do you think land use and subdivision should be			2.5K 	416 52 	Boost Post
13/11/2018 17:04	 Visit our new page Adopt a dog - FNDC			2.5K 	248 68 	Boost Post
09/11/2018 10:47	 What do you think about Far North District Plan			1.6K 	83 14 	View Promotion
08/11/2018 21:31	 This juvenile boy is still growing and learning. He is			1.4K 	519 10 	Boost Post
08/11/2018 21:15	 *TRANSFERRED TO AGENCY* This young girl is			1.1K 	214 63 	Boost Post
07/11/2018 11:06	 Water 2050 - we all use it, but how do we improve it?			275 	22 7 	Boost Post
07/11/2018 10:48	 The District Plan team is in Kaitiāia again today to talk to			737 	48 12 	Boost Post
06/11/2018 12:30	 Let's get the right activities happening in the right			1.8K 	60 14 	Boost Post
01/11/2018 13:45	 Do you care about the environment and how the			1.7K 	141 17 	Boost Post
30/10/2018 11:26	 Wanting to build new community infrastructure in			1.1K 	57 17 	Boost Post
28/10/2018 13:46	 Far North District Council			315 	77 30 	Boost Post
24/10/2018 15:40	 Do you care about the environment and how the			7.6K 	558 146 	Boost Post

Feedback

Isoplan, which is Council’s e-plan platform, was promoted as the main avenue to provide feedback. However the following channels were also used by the community and stakeholders:

- The contact form on Council’s letsplantogether.org.nz website
- Council’s Facebook page
- Email with an attached document
- Face-to-face conversations at events (captured using Isoplan directly or contact form)

All feedback was entered into Isoplan, the report function was used to create an excel spreadsheet.





There was a consistent flow of feedback throughout the engagement program. The general quality of feedback was high and covered a good breadth of the topics. It is noted that some topics generated a higher level of feedback. This could indicate where public and stakeholder interest will focus when Council notifies the Proposed District Plan. Council received 849 feedback points from a total of 249 feedback entries from the community and stakeholders. Of that:


- 5 entries came from non-government Infrastructure providers
- 15 entries were on behalf of Associations, Trusts, Incorporated Societies, Limited Companies and ‘Groups’
- 2 entries came from Sector Groups
- 9 entries were on behalf of Government Agencies, Departments and Local Government
- 218 entries came from individuals


Of the 218 feedback entries received from individuals, 180 related to a specific development at Coopers Beach and were duplicates of each other (form submissions). Whilst they have been counted as feedback entries received, it is considered important to highlight so as to provide a fair representation of the level of public feedback.


SUMMARY OF FEEDBACK

CHAPTER	SUMMARY OF FEEDBACK RECEIVED	SRMIS RELATED TO FEEDBACK RECEIVED *
District Plan Overview		
What is the Draft District Plan	<p>We heard that protection of public access to the Coastal Marine Area (CMA) should also be considered, particularly the importance of the infrastructure that helps enable access to the CMA.</p> <p>In general, there was support for the Significant Resource Management Issues identified, however, it was suggested that Housing and Residential Growth, and Accessible Infrastructure should be added.</p> <p>Concern was raised that the Spatial Plan and Sustainable District Strategy has not yet been completed by Council.</p> <p>Suggestion was made that we could include information on the drivers behind the approaches we are taking to help the community understand.</p>	

<p>How to use this District Plan</p>	<p>We heard that without maps, definitions and a full set of rules, people found it difficult to provide feedback. Comment was made that although better than the current plan, the language of the draft was still difficult for the ‘layman’ to understand.</p>	
<p>Tangata Whenua</p>	<p>We heard that there needs to be consistent spelling of Maori words and use of macrons throughout the document. While there was support for the inclusion of this chapter, a comment was made that consideration needs to be given to the regulatory burden that could result on landowners. Comment was made regarding tangata whenua’s role in freshwater management and the use of the Cultural Health Index. We heard that tangata whenua’s relationship with sites /areas of cultural and spiritual significance should be better recognised and provided for.</p>	
<p>District Wide Provisions</p>		
<p>Natural Environments</p>	<p>Indigenous Biodiversity We heard that in general, the permitted activities list was supported, however, suggestions were made to include additional activities e.g. tourism and sustainable harvest (as per a management plan). Whilst some feedback suggested that 25 year clearance threshold for manuka and kanuka was too permissive, others were in support. In general, the direction to map significant natural areas (SNA’s) was supported, however, comment was made that consideration would need to be given to how areas that are missed or change the course of the Plan, still receive the appropriate level of protection. Concern was raised over the cost of identifying SNA’s and where that cost would fall. We heard that the polices are hard to differentiate between Suggestions were made around whether it is appropriate to use words such as ‘enhance’, ‘protect’, ‘control’, ‘enable’, ‘management’, ‘inappropriate’ and ‘practicable’. Comment was made that protection should be provided for trees other than indigenous species that provide value in terms of visual amenity. Suggestions were made to wording to ensure alignment with Northland Regional Policy Statement (RPS).</p> <p>Outstanding Natural Landscapes and Features We heard that in general, the approach to map Outstanding Natural Landscapes and Features was supported, comment was received suggesting that ‘historical heritage associations’ should be included as part of the criteria. Support was provided for the focus of ‘effects’ being on the characteristics, qualities and values that are identified for landscape features. Suggestions were made around whether it is appropriate to use words such as ‘protection’, ‘inappropriate’, ‘enhance’, ‘provide for’ and ‘enable’. In regards to the rules, clarity was sought around the permitted and controlled activities, and suggestion made that more consideration should be given to the management of earthworks and vegetation</p>	  

	<p>clearance in this overlay beyond the permitted threshold. We heard that further consideration needs to be given to management of cumulative effects, specifically in relation to buildings and structures Comment was made as to how rural production activities should be treated. Suggestions were made in regards to wording, to ensure alignment with New Zealand Coastal Policy Statement (NZCPS), Section.6 of the Resource Management Act 1991 (the Act)and the National Environmental Standard Plantation Forestry (NES-PF). Clarity was sought as to how the rule 'like for like' will be applied. Concern was raised in terms of the extent of land identified as being 'outstanding'.</p> <p>Coastal Environment We heard that in general, the approach to identify natural character was supported; however, there was some confusion as to whether or not only high and outstanding natural character would be mapped and managed or all areas identified as having natural character. Comments were made suggesting that the rule list is limited and could be more extensive, specifically in regards to providing for existing use and primary production, and more restrictions in regards to earthworks and buildings. It was identified that enhancing public access was important and that it should encompass vehicle access and parking. Suggestions were made to wording to ensure alignment with RPS, NZCPS and the NES-PF. We heard that climate change should be considered and a precautionary approach applied. Suggestions were made that historic heritage and cultural values should also be considered for protection in the coastal environment. Comment was made that the effects on the coastal marine area from subdivision and development should be included as a further matter. It was highlighted that Council should have a strategic approach to coastal development (e.g. where to direct development), and that we should be considering the effects of development on the character and qualities of natural character. Suggestions were made around whether it is appropriate to use words such as 'appropriate', 'preserve' and 'protect'. In terms of subdivision, we heard that there is demand for 'residential' type development in the coastal environment.</p>	
<p>Environmental Risk</p>	<p>Natural Hazard It is generally supported that a new approach is required to manage natural hazards within the District. It is accepted that a precautionary approach for managing risk is required; however, there is a divergence in opinion for how this should translate in policies and methods. The provision for the operation, maintenance, upgrading and construction of infrastructure that is considered nationally or regionally significant or critical is generally supported. We heard that it was difficult to comprehend the policy framework without a full set of definitions and rule tables. We heard there were some gaps in the framework and better vertical</p>	

	<p>integration with the RPS and the NZCPS is required.</p> <p>We heard that there needed to be greater consistency in language and terminology used throughout the provisions.</p> <p>We heard that clarification of terminology such as ‘significant hazards’ and ‘acceptable levels’ was needed.</p> <p>We heard that the framework for managing natural hazards needs to be clear and directive in order to provide some certainty to landowners and developers. For example, matters of discretion should be clear and directive.</p> <p>We heard that any new framework for the management of natural hazards needs to be supported by strong evidence.</p> <p>Comment was received suggesting the Council have more of a role in coastal protection measures, such as hard structures, to support existing development.</p> <p>It was suggested that the overview could be expanded to outline the implications of climate change on natural hazards.</p> <p>Hazardous Substances</p> <p>It is generally supported and accepted that the management of hazardous substances within the district plan should not duplicate any of the provisions within the Hazardous Substances and New Organisms Act 1996 (HNSO). Management of hazardous substances within a district plan should only apply in situations where an issue is not adequately provided for within HSNO.</p>	
<p>Community Environments</p>	<p>Historic Heritage</p> <p>We heard that there are additional sites that should be identified as historic heritage sites, including stone walls at Ohaewai, Pakaraka and Kaikohe, as well as the Waitangi Treaty Grounds.</p> <p>Suggestion was made in terms of the structure of the chapter; that we should split heritage schedules in Category 1 and 2 to enable a tiered level of protection, and that Notable Trees and Heritage Precincts should have their own chapters.</p> <p>That reference should be made to best practice guidelines.</p> <p>Comments were made that we need to ensure that objectives and policies flow down to rules and appropriate activities statuses .</p> <p>Suggestions were made to wording to ensure alignment with the Act, Proposed Northland Regional Plan, Historic Places Act 1993 and the Heritage New Zealand Pouhere Taonga Act 2014.</p> <p>Concern was raised that some policies may enable a permissive approach.</p> <p>Public Access Corridor</p> <p>Comment was made in regards to when providing esplanade for public access may not be appropriate, however, we also heard of the benefit of esplanade as a riparian margin for habitat protection (not just public access).</p> <p>Suggestion was made to better align the wording with the NZCPS and Act.</p> <p>More clarity was requested as to whether lists are inclusive or exclusive.</p> <p>Suggestion was made that we need to ‘future proof’ public access in</p>	

	<p>light of coastal processes and the potential that they will result in restriction of access. Support was provided for access via vehicles and associated car parking being provided for. Suggestion was made that we should specify areas where esplanade will be taken.</p>	
<p>District Wide Activities</p>	<p>Activities on the Surface of Water We heard that we need to be careful that we don't overlap with Northland Regional Council functions or the Public Access Corridor Provisions. In general support was given for the setbacks, however, a suggestion was made that they should not apply where industry approved Codes of Practice have been met (as per Northland Regional Council approach), that setbacks need to be practical and that they should also apply to stock. Question was raised as to whether or not we would be mapping waterbodies and identifying what the characteristics and qualities of the water bodies are. We heard that the noise created by motorised craft is incompatible with surrounding residential development and other uses such as swimming. Suggestion was made that common law rights should be recognised.</p> <p>Genetically Modified Organisms We heard that we should take into account the fast evolution of Genetically Modified Organisms understanding vs the life of a district plan. We also heard that we should consider the Environmental Protection Agencies role and whether it is appropriate to manage in the district plan.</p> <p>Airport We heard that consideration should be given to rural airstrips and helicopter landings for the purpose of rural activities, however, we also heard that we need to consider the resulting amenity effects of private automated aircraft use. Comment was made that land owners in the buffer zone should not be disadvantaged. It was suggested that we should also acknowledge indirect flight paths and incorporate them to provide certainty for height controls.</p> <p>Earthworks We heard that we need to give careful consideration as to what we consider as earthworks e.g. should it include land preparation/cultivation and that perhaps we should have a separate framework for 'ancillary rural earthworks'. It was suggested that we need to be careful that we don't overlap with Northland Regional Council functions. That consideration needs to be given to the effects of earthworks on the stability and safety of surrounding land. Clarity was sought in regards to the format of the rule table and where</p>	

'like for like' applies.

In general there was support provided for the policy and rule framework, however, it was raised that subdivision is not adequately covered, that kauri dieback needs to be addressed and that there needs to be better protection awarded to fresh and saltwater bodies (including wetlands).

A suggestion was made that we need to consider how to better manage the landscape values of all land in the coastal environment, not just the areas identified as being 'outstanding'.

We also heard that we need to better manage the relationship between Earthworks and Mineral Extraction so we don't duplicate.

Mineral Extraction (including quarrying)

We heard that in general, there was support for the provisions in this chapter; a suggestion was made that we could better acknowledge the economic and social benefits that mineral extraction can provide.

An amendment was suggested to better align with the RPS

Comment was provided that we need to consider the location of this resource when identifying urban and rural growth areas.

Access, Parking and Traffic

We heard that we should give more consideration to the reverse sensitivity effects of land use and subdivision on the transport network.

Amendments to wording were suggested to better align with the RPS

Comment was made that the formation of paper roads should be considered a subdivision matter.

Support was provided for a more flexible approach to parking requirements for residential development and an identified roading hierarchy.

We heard that we need to better manage activities where there is a change/new activity established but no new or altered vehicle crossing proposed.

Energy Efficiency

We heard that in general, there was support for the provisions of this chapter particularly for small scale renewable devices.

Suggestion was made that we consider enabling in-stream hydro or ocean energy.

Infrastructure

Comments were received requesting that HAM radio be provided for.

Amendment to wording was suggested to better align with the RPS and the National Policy Statement Electricity Transmission.

We heard that there should be a policy that ensures consideration is given to the protection of rural character and amenity.




Comment was made that there needs to be clarity and certainty in regards to what 'infrastructure' incorporates e.g. does it include underground, is it council infrastructure only.



Signs and Light Spill


We heard that in general, the provisions in this chapter were


	<p>supported, however, it was recommended that we consider the impact of lighting and unnecessary light spill on indigenous fauna, and night sky. Suggestion was also made that we should consider the mitigating effect of low energy light sources (e.g. LED bulbs).</p> <p>Noise We heard that we need to manage the potential for reverse sensitivity effects at the interface of zones in relation to noise; specifically in the Horticulture, Rural Production and Airport zone. Suggestion was made that there should be an exemption from the noise provisions for normal primary production activities in the rural zones. That we should focus on avoiding ‘exposure to unreasonable noise’ as opposed to ‘protected from unreasonable noise’. Comment was provided that noise level should be taken from the notional boundary. We heard that provision needs to be made for the variability of New Zealand Defense Force, and Fire and Emergency New Zealand operations.</p>	
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Zone provision

<p>Urban Zones</p>	<p>Residential We heard that in general, there was support for the Residential zone framework, particularly for the integration of land use and subdivision with existing and planned network infrastructure, providing for greater intensification in urban areas and reducing the inefficient use of rural land resources. There was general support given for the provisions that enable a variety of housing types and densities, however, we heard this needs to be paired with an appropriate suite of design controls and guidelines to ensure quality urban environments. Property based queries were made regarding specific zoning or activities and their status. Continued refinement for activities lists and re-zoning is required. Generally, there was support for the range and types of activities provided for within this zone. However, further clarification of the reasons for differentiating between ‘home occupation’ activities and small scale visitor occupation such as bed’s and breakfast was required. We heard that in certain parts of the district there is a growing demand for aged living and care facilities, that management approaches for these activities require further refinement to ensure they do not detract from the vibrancy and connectivity of a neighbourhood as a result of their design. It is generally supported that the Residential zone is the most appropriate for the provision of aged living facilities, however, we</p>	  
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	<p>received comment that these types of facilities should be provided for through either a special zone or overlay.</p> <p>Mixed Use There is general support for the introduction of the Mixed Use zone, however further detail is sought on how residential activities within this zone will be promoted. Continued refinement is required to understand the full extent of infrastructure capacity and supply of housing land across the District. We heard general support for the range of activities facilitated within the Mixed Use zone, however, reverse sensitivity effects need to be managed, particularly, at the zone interface. A range of comments were received regarding bulk, scale and location controls.</p> <p>Light Industrial There is broad support for the framework and its provisions. It gives greater certainty for where activities should locate. We heard that the incorporation of universal design and urban design principles need to be considered in all urban environments to ensure safe access for people with impairments and disabilities. We heard that it was important to have appropriate control measures in place to protect light industry from reverse sensitivity effects.</p> <p>Heavy Industrial There is broad support from infrastructure and utility providers for the Heavy Industrial zone. It is suggested that appropriate consideration is given to how infrastructure is provided and how the effects of traffic generation may affect the transport network.</p>	
<p>Open Space Zones</p>	<p>Open Space Zones (consistent for all zones) We heard that the incorporation of universal design need to be considered in all Open Space zones to ensure safe access for people with impairments and disabilities, Including the standards for the construction of footpaths and walking tracks.</p> <p>Conservation We heard the framework for the Conservation zone is generally supported, with some suggestions on how to determine thresholds for activities such as vegetation clearance and earthworks. We heard from some of our infrastructure providers that we need to ensure there is appropriate integration between the Conservation zone and Infrastructure provisions.</p> <p>Open Space We heard that the new framework for managing the districts open space networks is supported. However, some clear conventions need to be set for managing unformed road reserves, particularly adjoining the coastal marine area. We heard from some of our infrastructure providers that we need to ensure there is appropriate integration between the Open Space zone and Infrastructure provisions.</p>	 

	<p>Sport and Recreation Comment was received suggesting the need to consider traffic generation and its impacts on the roading network, particularly the roading State Highways.</p>	
<p>Rural Zones</p>	<p>Rural Production We heard that the Rural Production zone needs to be managed carefully to ensure that matters such as land sterilisation and reverse sensitivity don't render productive land un-usable for productive purposes. Support was given for the wide range of activities enabled in the Rural Production zone, comments were made suggesting additional activities such as 'small scale commercial type activities' and 'worker accommodation'. In terms of subdivision, there was support for the larger lot sizes in the Rural Production zone, however, we also heard that there should be 'scope for subdivision of various sizes' to accommodate for lifestyle choices including retired farmers. We heard that further consideration needs to be given to how we ensure that the special values of the coastal environment, outstanding natural landscape and features, and indigenous biodiversity are managed in the Rural Environment whilst ensuring that land is available for primary production. Comment was also made regarding whether Council should have more of a role to play in the management of water as a resource.</p> <p>Rural Settlement We heard that in general, there was support for the framework regarding management of reverse sensitivity in the Rural Settlement zone, particularly at the zone interface. Comment was received suggesting that provisions for enabling ongoing operation of primary production activities in the Rural Settlement zone should be strengthened.</p> <p>Rural Residential We heard that the Rural Residential zone needs to be managed carefully at the interface with other zones to address potential reverse sensitivity effects; suggestions were made for mechanisms to achieve this. In general, support was given to the requirement of infrastructure for this zone; however, some did suggest that this was inconsistent with 'alternative energy' policies. In terms of subdivision, some members of the community indicated that it was important to retain low density environment in these areas to prevent 'urban creep', and as it was more appropriate in terms of patterns of settlement for the traditional coastal environments that will become part of the rural as part of this review. Concern was however raised with the jump in minimum lots size between the Rural Production zone and Rural Residential zone, comment was provided that a 'Rural Lifestyle' zone might be a good</p>	

	<p>interim.</p> <p>Horticulture We heard that the intent of the Horticulture zone to protect versatile soils for productive uses was supported; comments were received suggesting that this zone should be extended beyond Waipapa and Kerikeri to include other areas of highly versatile soils. In general, the land use activities enabled were supported, suggestion was made to include post harvest facilities. We heard that accessibility to existing and potential water supply should be considered as part of the criteria for this zone. In terms of subdivision, concern was raised with the jump from 10ha controlled to non-complying as this may lead to unnecessary reverse sensitivity effects due to the limited scope of the 10ha lot.</p>	
<p>Special Purpose</p>	<p>Kauri Cliffs zone We heard that additional land use activities should be added to the Kauri Cliffs zone to accommodate existing use. Comments were also provided that suggested changes to provisions to ensure that any development adjacent to Kauri Cliffs is appropriate for the surrounding environment.</p> <p>Horticulture Processing We heard that workers accommodation should be promoted in this zone, the suggestion was made that perhaps the zone could be called 'primary production processing zone' to provide for rural industry. That the 'scale of activities' provided for in this zone need to be given careful consideration. Comment was made that 'reverse sensitivity' is also an issue in this zone.</p> <p>Quail Ridge We heard that some of the information in the overview of the zone may need to be reviewed. A suggestion was also made that the rules in the chapter may need to be amended to better reflect the situation on the ground.</p> <p>Russell Township We heard that the zone should enable a variety of housing types and higher density of development to address the housing shortage for workers.</p> <p>Maori Purpose We heard that the intent of the Maori Purpose zone to assist in enabling the potential of Maori land was supported.</p> <p>Treaty Settlement Land We heard that assessment criteria for proposals on Treaty Settlement land needs to consider any limitations to title. That the 'enable' policy could be more inclusive and that partnership opportunities should be included.</p>	

<p>Definitions</p>	<p>We heard that the lack of definitions made it difficult to provide complete feedback.</p> <p>Requests were made for definitions of certain words and terms, however, it was generally acknowledged that we are dependant on the National Planning Standards, which will be gazetted in April 2019 to guide the development of definitions.</p> <p>Suggestions were made by infrastructure and service providers that we review their submission to the National Planning Standards relating definitions.</p>	
<p>General</p>	<p>We heard that we should better accommodate and enable retirement facilities.</p> <p>That any zone change as part of the review should require notification of the landowner.</p> <p>That we should consider non regulatory methods as well as regulatory Request that consideration be given to how we will manage Air B and B in all zones.</p> <p>Comment was made that Papakainga development should be enabled in all rural zones.</p> <p>We heard that crop protection structures are vital for horticulture and that they shouldn't be considered buildings.</p> <p>Suggestion was made that zones need to be more tailored to reflect individual communities.</p> <p>We heard that protecting landscape and historic heritage values, and managing natural hazards need to be carefully balanced with the need to provide for greater residential development.</p> <p>Comment was provided that we should consider the impact of commercial development on the vitality of urban centres and infrastructure.</p> <p>That relocated houses should be provided for subject to performance standards.</p> <p>Suggestion was made that we should clarify the role between the coastal environment overlay and the underlying zone so that the interplay between these layers can be appropriately assessed.</p> <p>We heard that the lack of spatial representation (e.g. draft zone maps and overlays) and complete rules made it difficult to provide feedback on the Draft District Plan.</p> <p>That access for fire fighting services and access to water in accordance with a code of practice needs to be a consideration for non reticulated development.</p>	

*Significant Resource Management Issue (SRMI) Key:



ngata whenua
partnerships



Affordable
Infrastructure



Rural
sustainability



Heritage
management



Hazard
resilience and
climate change



Outstanding
landscapes and
features



Urban
sustainability



Coastal
management



Indigenous
biodiversity

For further detail on the SRMI click [here](#)

Feedback relating to specific properties

In general, we have not included feedback where it relates to a specific property (e.g. request for zone changes), however, this feedback will be considered during the development of the Proposed District Plan and associated zoning and resource maps.

Service Providers

We received a wide coverage (in terms of chapters) of comments from infrastructure providers within the district. In general, their comments have not been included in the summary where they have suggested amendments to enable the ongoing maintenance and/or development of their infrastructure and facilities. This also applies to situations where rewording was suggested to align with legislation that the providers work within.

NEXT STEPS

The next milestone for the Department is releasing the Proposed District Plan. At this stage, we aim to notify the Proposed District Plan in the later half of 2020 to align with other strategic direction being developed and the gazettal of the National Planning Standards. The notification of the Proposed District Plan will be the next opportunity to provide formal feedback and will follow the schedule one process of the [Resource Management Act 1991](#)(RMA). In the meantime, we will be very busy undertaking the following pieces of work to inform the Proposed District Plan;

- Amending policy framework where necessary to take into account feedback received
- Continued drafting of section 32 report

- Research to inform section 32 report and further development of the Proposed District Plan
- Zone mapping

How to stay up to date with the District Plan review

- Register [here](#) to be added to our District Plan update
- Follow Far North District Council FaceBook page
- Check our [Lets plan together website](#) for updates
- Public notification of the Proposed District Plan will be undertaken as per Schedule 1 requirements of the RMA

THANK YOU

The Department would like to thank all who provided feedback on the Draft District Plan. Your feedback is very valuable and will help us to ensure we get the right activities happening in the right places.