

BEFORE THE INDEPENDENT HEARING PANEL

UNDER

the Resource Management Act
1991 (**RMA**)

IN THE MATTER

the Proposed Far North District
Plan (**PDP**)

**STATEMENT OF EVIDENCE OF MELISSA IVY MCGRATH ON BEHALF OF HEALTH
NEW ZEALAND – TE WHATU ORA**

13 May 2024

1. SUMMARY OF EVIDENCE

- 1.1 This evidence has been prepared on behalf of Te Whatu Ora – Health New Zealand (**Te Whatu Ora**)¹ as it relates to their submission and further submissions on Far North District Council’s (“**Council**”) PDP with regard to Hearing Stream 1. This evidence focuses on responses to the recommendations in the Strategic Direction s42A Reports (“**s42A**”).
- 1.2 In summary, I conclude that the Reporting Planner for Council has made a number of recommendations that satisfy Te Whatu Ora’s submission points. Despite this, there still remains several areas where I disagree with the recommendations of the Reporting Planners, and as a result consider that further amendments or analysis is required. The relevant matters addressed in my evidence include:
- (a) The important role of the Strategic Direction section in the PDP. The Strategic Direction is in my opinion, this is the “engine room” for the PDP, which all policy and resource consent assessments are evaluated against. It is important to get this right.
 - (b) The lack of policies to give effect to the objectives within the Strategic Direction. In my opinion, this is a significant gap in the Strategic Direction currently that I consider needs to be addressed. While the Reporting Planner has said that this is addressed in other Chapters in the PDP, no detail or analysis is provided to

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demonstrate this. I consider that policies to give effect to the objectives are best located within the Strategic Direction Chapter.

- (c) The lack of centres hierarchy and zoning framework within the PDP and in particular the Strategic Direction. In my opinion, establishing a hierarchy to centres within Strategic Direction assists to confirm the range of resource management issues, potential effects and responses to these, tailored to different types of urban centres created an efficient and effective zoning method.
- (d) The provision for public health and safety in the Strategic Direction is important to Te Whatu Ora, in my opinion amendments to the objectives and policies are necessary to achieve the purpose of the RMA, Section 5 clearly requires the enablement of communities and people to provide for their four wellbeings and separately.
- (e) The amendment deletion of SD-UFD-O3 and replacement with a proposed objective which seeks to provide efficient and effective onsite and reticulated infrastructure, resilient infrastructure is a key component to achieving positive health outcomes.
- (f) Recognition of public hospitals as Regionally Significant Infrastructure and the amendment of the Strategic Direction to enable and provide for Regionally Significant Infrastructure.
- (g) The amendment to SD-UFD-O4 and the introduction of a new objective to minimise the risks, impact and costs for natural hazard events on people, communities and the natural built environment in the Far North District.
- (h) Amendments to the Strategic Direction to encourage and facilitate a greater provision of public and active modes of transport as this is crucial for maintaining and enhancing the accessibility and safety for people and communities.
- (i) Inclusion of an objective in the Strategic Direction to manage reverse sensitivity effects, recognising reverse sensitivity as a significant resource management issue in accordance with objective 3.6 and policy 5.1.1 of the Northland Regional Policy Statement.

- (j) Inclusion objectives and policies in the Strategic Direction regarding the provision of a range of quality open spaces for the social and cultural well-being of a growing population and high quality urban design and amendments.

2. INTRODUCTION

2.1 My full name is Melissa Ivy McGrath. I am a Senior Associate with Barker & Associates, a planning and urban design consultancy with offices across New Zealand.

2.2 I am a qualified planner with a Master of Resource Management from Massey University and am a Full Member of the New Zealand Planning Institute. I have 19 years' experience as a planner. During this time, I have been employed in various resource management positions in local government and private companies including experience with:

- (a) Statutory resource consent planning in the Northland and Auckland regions, including an extensive range of work in the Whangārei, Kaipara and Far North Districts.
- (b) Consideration of submissions and formulation of policy and policy advice for Councils throughout New Zealand including, Whangārei District Council, Kaipara District Council, Far North District Council, and private clients.

2.3 I attach a copy of my CV in **Attachment 1** which provides further detail on my experience and expertise.

2.4 I confirm that I am very familiar with Far North, having grown up in Hokianga and worked as a consent planner for Far North District Council in the early 2000's.

Purpose and scope of evidence

2.5 This evidence is in respect of a submission by Te Whatu Ora on Far North District Council's (**Council**) PDP in relation to Hearing Stream 1, including the Strategic Direction and Miscellaneous topics.

2.6 My evidence will address the following topics:

- (a) The Important Role of Strategic Direction;
- (b) Lack of Policies in Strategic Direction;

- (c) Centres Hierarchy in Strategic Direction;
- (d) Public Health and Safety in Strategic Direction;
- (e) Efficient Provision of Infrastructure;
- (f) Regionally Significant Infrastructure;
- (g) Natural Hazards;
- (h) Reverse Sensitivity; and
- (i) Urban Design and Open Space.

2.7 I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. I have complied with the Code of Conduct in preparing this statement of evidence. Unless I state otherwise, this evidence is within my sphere of expertise and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

2.8 B&A staff have previously provided assistance to the Far North District Council on the PDP. This related to assistance with the formulation of section 32 evaluations for a number of topics prior to the notification of the PDP. That engagement did not carry forward post notification of the PDP. I also confirm that Sarah Trinder, an employee of B&A, is the Reporting Planner for the Part 1 Hearing Topic. In regard to these matters, I confirm the following:

- (a) B&A is an independent planning consultancy providing planning and resource management advice and services. B&A act on behalf of a number of private and public clients throughout the country;
- (b) I have had no involvement in the preparation of provisions, the section 32 evaluation or any advice following notification for the topics (Strategic Direction and Part 1) within this PDP hearing.
- (c) I contributed to the section 32 evaluation of Heritage and Special Zones topics and reviewed the section 32 evaluation for the Earthworks and Minerals topic and confirm that these are not relevant to Te Whatu Ora's submission; and
- (d) I proof read Ms Trinder's draft report for the Part 1 hearing topic as reviewer, which has been undertaken entirely separately to my engagement and

independent planning advice on behalf of Te Whatu Ora. I provide no comment in this evidence (which is prepared on the Strategic Direction topic) on the Part 1 hearing topic.

2.9 Noting the above, I have no conflict of interest to declare with respect of the hearing of Te Whatu Ora's submission within the PDP review.

3. **INVOLVEMENT WITH PDP ON BEHALF OF TE WHATU ORA**

3.1 I have been engaged by Te Whatu Ora to provide independent planning evidence on their behalf for the PDP. I was initially engaged by Te Whatu Ora in September 2022 to provide planning advice to inform their original submission (#S516) (**Attachment 2**) and subsequent further submission (#FS402) (**Attachment 3**). In preparing this evidence I have reviewed the Council's Section s42A Hearing Report (**s42A**) for the Strategic Direction and Part 1 topics and the relevant attachments of this report and the evidence of Mr Jeffery Garnham.

4. **EVIDENCE CONTEXT**

4.1 Te Whatu Ora undertakes the operational functions of the Ministry of Health, leading the day-to-day running of the health system across New Zealand, with functions delivered at local, district, regional and national levels. This includes the management of all health services, including hospital and specialist services, and primary and community care within the Far North District.

4.2 Within Te Whatu Ora sits the National Public Health Service (**NPHS**) which delivers national, regional and local programmes of health promotion, protection and prevention. Northern Region (Tai Tokerau) National Public Health Service (**NPHS Tai Tokerau**)² is one of the regional public health services under the NPHS. NPHS Tai Tokerau are tasked with promoting and protecting the health of Te Tai Tokerau communities, and preventing diseases, with actions focused on reducing inequities, influencing health determinants and supporting people to be healthy where they live, learn, work and play. Ensuring that the PDP provides for a compact urban form, efficient provision of public transport and infrastructure, high quality open spaces and recreational opportunities, management of natural hazard risk and avoidance of

² Previously known as Ngā Tai Ora

reverse sensitivity effects are beneficial in terms of achieving positive public health outcomes for the Far North District people and communities.

- 4.3 Health New Zealand – Te Whatu Ora previously submitted the original submission as Ngā Tai Ora – Public Health Northland. Since the original submission was made on 21 October 2022, the New Zealand Health Reforms have further progressed, such that Health New Zealand - Te Whatu Ora leads the day-to-day running of the health system across New Zealand, with functions delivered at a local, district, regional and national levels. Te Whatu Ora undertakes the operational functions of the Ministry of Health, including the management of all health services, including hospital and specialist services, and primary and community care within the Far North District.

5. SUPPORTED RECOMMENDATIONS OF THE S42A

- 5.1 Where the Reporting Planner has accepted the relief sought in the Te Whatu Ora original submission points, or recommended amendments which are consistent with that relief sought, I support these recommendations:

(a) 516.019 SD-UFD-O2

6. THE IMPORTANT ROLE OF STRATEGIC DIRECTION

- 6.1 In my experience and opinion, strategic direction is essential to establish the strategic issues, outcomes, aspirations and policy direction for a district within a District Plan, which is important to establish an efficient and effective plan. In first generation RMA plans, this policy direction was often identified by different names and locations within plans, more commonly detailed as district wide strategy or growth and development policy chapters. Typically, Strategic Direction establishes the broader resource management context and district policy direction specifically influenced by national and regional policy drivers that are applicable to the District. In my view, the Strategic Direction chapter forms the “engine room” for the District Plan, which all policy and resource consent assessments are evaluated against.

- 6.2 Mandatory direction 7.1 – 4 of the National Planning Standards specify the minimum requirements of what must be addressed in the Strategic Direction:

1. *If the following matters are addressed, they must be located under the Strategic Direction heading:*

- a. *an outline of the **key strategic or significant resource management matters** for the District;*
 - b. *issues, if any, and objectives that **address key strategic or significant matters for the District and guide decision making at a strategic level**;*
 - c. *policies that address these matters, unless those policies are better located in other more specific chapters;*
 - d. *how resource management issues of significance to iwi authorities are addressed in the plan.*
2. *Rules must not be included under the Strategic Direction heading.*
 3. *An **Urban form and development chapter** must be included under the Strategic Direction heading.*
 4. *Each strategic direction matter must be its own chapter and be included alphabetically under the Strategic Direction heading. [my emphasis added]*
- 6.3 With regard to the submission from Te Whatu Ora, it is my opinion that the proposed Strategic Direction chapter within the PDP does not meet the mandatory direction of the National Planning Standards, and is flawed because it fails to adequately outline and address significant resource management matters for the Far North District, in particular:
- (a) Balance and trade-offs between conflicting matters of national, regional and local importance noting that clear direction is needed in this regard for the consideration of resource consents where there is conflict between different areas of strategic direction;
 - (b) A lack of policies to give effect to the objectives – noting that I address this further in Section 6 below; and
 - (c) A specific lack of direction relating to “Regionally Significant Infrastructure” (RSI) – nothing that I address this further in Section 7 below.
- 6.4 The PDP further reinforces the purpose of the Strategic Direction section in the proposed Overview (to which I note the Reporting Planner has not recommended any changes):

“For the purposes of preparing, changing, interpreting, and implementing the District Plan, all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these Strategic Directions.

There is no hierarchy between the stated Objectives (i.e. no one Strategic Objective has primacy over another Strategic Objective, and the Strategic Objectives should be read as a whole).”³

- 6.5 As all objectives and policies in the PDP are to be read and achieved in a manner that is consistent with the proposed Strategic Direction objectives, it is important to ensure that the Strategic Direction sets a very clear, enforceable and appropriate umbrella for the entire PDP. I consider that the Reporting Planner has not adequately considered the submissions from Te Whatu Ora with regard to the Strategic Direction Chapter, with specific regard to the lack of policies and in my opinion, this is a significant issue for the Hearings Panel to address in on-going hearing process, consideration of submissions and deliberations of the PDP because all provisions within the PDP must be evaluated against the Strategic Direction.

7. LACK OF POLICIES IN THE STRATEGIC DIRECTION

- 7.1 As notified the proposed Strategic Direction chapters include no policies. Te Whatu Ora requested that the Strategic Direction chapter include policy to give effect to the Strategic Direction objectives⁴. The Reporting Planner recommended that this submission point be rejected citing the National Planning Standards which require district wide Strategic Direction chapters to include policies addressing the key strategic or significant resource management matters identified unless (emphasis added by the Reporting Planner) those policies are better located in other more specific chapters. And stated:

“There is no indication in the section 32 report as to why the chapter does not include policies, but it is reasonable to assume that the various PDP portfolio writers were satisfied that the policies were better located in the respective topic chapters. I do not support the inclusion of policies in the Strategic Direction chapter.”

- 7.2 I disagree with the assessment of the Reporting Planner for the following reasons:

³ PDP Strategic Direction, Directions Overview (source: FNDC Eplan).

⁴ S516.024

- (a) As I have outlined in Section 5, the Strategic Direction objectives outline the key strategic matters for the District. They are fundamentally important for setting the high-level direction that the Council is working towards for the District. To ensure the objectives are met, mandatory direction 7.1.c states if policies are to be included, they must be located in the Strategic Direction chapter, “unless those policies are better located in other more specific chapters”. The Reporting Planner’s response, has assumed that the policies were better located in the respective topic chapters, without providing details of what these other policies are, nor any detail as to how they give effect to the Strategic Direction objectives. In my view, the lack of integration between the objectives with policies from other chapters means that there is currently no way of knowing how the Plan gives effect to the Strategic Direction objectives.
- (b) Section 32(1)(b) of the RMA requires the examination of whether the provisions (in this case the policies) in the proposal are the most appropriate way to achieve the objectives (in this case the Strategic Direction objectives). There is a lack of vertical integration between the Strategic Direction objectives and policies in other sections/chapters. This lack of vertical integration suggests that Section 32(1)(b) has not been given effect, and it is difficult to confirm that the provisions are the most appropriate way to achieve the Strategic Direction objectives.
- (c) Furthermore, in the absence of the necessary assessment, it is difficult in my opinion, to determine whether the location of policies in other chapters is in fact the most appropriate location for them. My interpretation of Mandatory Direction 7.1.c in the National Planning Standards is that the presumption is that the Strategic Direction chapter contains policies to address the objectives, the exception being where it can be demonstrated that they are better located in more specific chapters. Based on my review of the s42A and relevant information, I can find no clear evidence of this being demonstrated.

7.3 I therefore, recommend that the Strategic Direction be amended to include policy as appropriate to give effect to the proposed objectives.

8. CENTRES HIERARCHY IN STRATEGIC DIRECTION

- 8.1 Te Whatu Ora sought to establish a centre hierarchy in the provisions and zoning to set a clear policy direction for the larger urban areas within the District.⁵ The Reporting Planner has recommended that this submission is rejected with no discussion or consideration of the relief sought in respect to objectives and policies within the Strategic Direction.
- 8.2 In my experience establishing a hierarchy to centres within Strategic Direction assists to confirm the range of resource management issues, potential effects and responses to these, tailored to different types of urban centres creating an efficient and effective zoning method. I consider that a range of factors such as comparative size and land area, population catchment, geographical and topographical context, type of retail, range of activities, facilities and services, and levels of accessibility can be used to establish a hierarchy, all of which is data readily available to Council. In my opinion, a clear hierarchy to urban centres contributes to a compact urban form, sustainable provision of infrastructure and efficient use of resources, whilst supporting long-term viability of existing centres.
- 8.3 The National Planning Standards mandatory direction 8 specifies the range of zones which a local authority must choose from, this direction also provides a description of zones. Descriptions of these zones clearly afford a hierarchy to zoning, which in my opinion can easily be applied to a centres hierarchy. I have worked with many plans across New Zealand and in my experience, it is very unusual to apply a single Mixed Use Zone to all urban areas across an entire district.
- 8.4 In my opinion there are a number of zones within the suite provided in mandatory direction 8 which are very clearly relevant to the Far North District, given the scale and nature of existing townships within the rural and coastal environment and larger commercial areas within existing towns. I identify the following zones which I consider appropriate to have been evaluated and applied within the Far North District:

Neighbourhood centre zone	Areas used predominantly for small-scale commercial and community activities that service the needs of the immediate residential neighbourhood.
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⁵ S516.007

Local centre zone	Areas used predominantly for a range of commercial and community activities that service the needs of the residential catchment. Commercial zone Areas used predominantly for a range of commercial and community activities.
Mixed use zone	Areas used predominantly for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities.
Town centre zone	Areas used predominantly for: <ul style="list-style-type: none"> • in smaller urban areas, a range of commercial, community, recreational and residential activities. • in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.

8.5 The Reporting Planner has relied upon the pre-notification section 32 evaluation which states that “Based upon demand modelling, Council has not identified a need for multiple commercial zones, with the Mixed Use zone accommodating a range of activities”⁶. In my opinion this section 32 evaluation is incomplete and provides insufficient justification, demand is not the sole justification nor determination of zoning framework, this must be informed by a robust planning assessment. Again, I consider that it is essential and best practice to establish the zoning framework upfront with clear Strategic Direction.

8.6 The Reporting Planner has also concluded that further technical evidence is required to support the creation of additional commercial zones. In my opinion, establishing a structure of a District Plan and the mix of zoning is primarily a planning function, it is the role of a planner to complete a section 32 evaluation to determine the most appropriate zoning of the District, land or site. Whilst I accept that such evaluation should be supported by technical reporting, in the absence of such technical background, I consider that best practice and common sense can be applied.

⁶ S42A Strategic Direction, paragraph 299.

- 8.7 The Reporting Planner also justifies the rejection of these submissions on the grounds that Council is currently undertaking an independent housing and business development capacity technical assessment which will provide the evidence based on which to respond to these submissions. In my opinion, this recommendation is unhelpful to the hearing panel and does not provide clear reasons to reject the relief sought by submissions as required under Part 1 Section 10(2).
- 8.8 Should technical evidence be necessary to recommend a decision, then I consider the only course of action would be to defer the consideration of the Strategic Direction topic and these submissions to a later hearing date. It is unfair and unreasonable in my opinion to reject a submission based upon an unknown future technical assessment by the council.

9. PUBLIC HEALTH AND SAFETY IN STRATEGIC DIRECTION

- 9.1 Promoting and protecting the health of communities is a primary function of Te Whatu Ora, and their submission⁷ sought that the Strategic Direction objectives be reviewed and amended to ensure that sustainable development and community health and safety are appropriately considered. Mr Jeffery Garnham, Health Protection Officer Te Tai Tokerau Region for Te Whatu Ora has provided technical evidence with respect to the importance of the PDP explicitly providing for community health and safety and I rely upon his evidence.
- 9.2 The Reporting Planner has not recommended changes to objectives citing “that community health and safety is addressed throughout the Strategic Direction objectives the focus of the objectives is that of the four wellbeings”. I disagree with the Reporting Planner’s conclusion, the purpose of the RMA, Section 5 clearly requires the enablement of communities and people to provide for their four wellbeings and separately for their health and safety:

*In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which **enables** people and communities to provide for their social, economic, and cultural well-being **and** for their health and safety while— [emphasis added]*

⁷ 159.3, 159.6, 159.9, 159.14 and 159.17.

9.3 In my opinion the principle of the relief sought by Te Whatu Ora ensures that the Strategic Direction will give effect to the purpose of the RMA.

10. EFFICIENT PROVISION OF INFRASTRUCTURE

10.1 The provision of adequate three waters infrastructure included reticulated infrastructure and the enablement of Regionally Significant Infrastructure such as hospitals are key component of achieving positive public health outcomes for both urban and rural environments. It is important that the provision of this infrastructure is required at a strategic level to ensure that it is properly co-ordinated in future subdivision and development within the District.

10.2 The Whatu Ora sought the deletion of notified SD-UFD-O3 seeking that it be replaced by the following objective⁸:

Ensure that efficient and effective onsite and reticulated infrastructure is provided in a sustainable manner.

10.3 The Reporting Planner has agreed that the objective at the strategic development level needs to be wider than just developmental infrastructure, recommending that the objective as notified be amended to include “and additional infrastructure”. I consider that the Reporting Planner has missed the intention of the relief sought and the amendment recommended does not resolve the issue raised.

10.4 As notified SD-UFD-O3 limits the requirement for development infrastructure to only be “adequate” to meet the “anticipated demands for housing and business activities”. As drafted, I consider this objective is too limiting to afford appropriate strategic direction, furthermore, I consider that the notified and recommended objective is not the most appropriate way to achieve the purpose of the RMA because:

- (a) The notified objective and recommended amendment are not consistent with section 7(b) which requires the ‘efficient use and development of natural and physical resources’;
- (b) The notified objective and recommended amendment fail to give effect to the Northland Regional Policy Statement (**RPS**) objective 3.8 and policies 5.2.1 and 5.2.2 which seek efficient and effective infrastructure and policy.

⁸ S516.020

- 10.5 I consider that the objective sought by Te Whatu Ora is the most appropriate way to achieve the purpose of the RMA and will give effect to section 7(b) and RPS objective 3.8 and policies 5.2.1 and 5.2.2.

11. REGIONALLY SIGNIFICANT INFRASTRUCTURE

- 11.1 Te Whatu Ora support the recognition and promotion of the benefits of RSI throughout the Far North District, particularly the importance of public hospitals. Te Whatu Ora requested a new objective and policy to be added to the Strategic Direction chapter to recognise and provide for RSI⁹. The Reporting Planner has rejected this submission as they consider that the notified objective was specifically left broad to include infrastructure generally and there are provisions throughout the PDP that address RSI.
- 11.2 I consider that the notified Strategic Direction and recommendations of the Reporting Planner fail to give effect to the RPS¹⁰ (relevant provisions are detailed in **Attachment 4**). Appendix 3 of the RPS defines RSI, which includes public hospitals as such RSI is not just relevant in the infrastructure chapter. It transcends many areas of the plan and needs to have clear and consistent direction within the Strategic Direction chapter. This is particularly important when managing conflicts between areas of strategic direction. At present, RSI does not have the elevation in the plan hierarchy commensurate to its significance to the region. This will compromise RSI's ability to be appropriately assessed and balanced against conflicting matters which are included as strategic direction.
- 11.3 The Reporting Planner has supported the retention of broad infrastructure objectives in the Strategic Direction. I disagree with this opinion because the definition of Infrastructure in the PDP does not include RSI nor does it mirror all components of RSI as defined in Appendix 3 of the RPS (such as public hospitals), therefore SD-IE-O1 and SD-IE-O2 fail to provide for all RSI. This also leads me to conclude that the District Wide Infrastructure chapter, objectives and policies do not apply to public hospitals.
- 11.4 The Hospital Zone (**HOSZ**) as notified includes objective HOSZ-O2 and policy HOSZ-P1 which recognise the importance of the Far North District's hospitals as RSI. However, HOSZ is spatially limited to apply to three locations, Bay of Islands Hospital

⁹ S516.025

¹⁰ RPS objectives 3.6 and 3.7 and policies 5.3.1 – 5.3.3.

– Kawakawa, Kaitaia Hospital and Hokianga Health – Rawene Hospital and in my opinion this spatial limitation will limit the implementation of the HOSZ RSI policy. Effectively creating a policy gap in the PDP, which again fails to give effect to the RPS. I note that the RPS definition of RSI is not limited to specific public hospital locations but applies generally to all existing and future public hospitals no matter the size or location as such it is imperative that the Strategic Direction appropriately recognise the importance of public hospitals at a district wide level to ensure that future public hospitals outside of the HOSZ is afforded appropriate recognition as RSI.

11.5 For the above reasons, I consider that the objective and policy proposed by Te Whatu Ora are more appropriate, efficient and effective, particularly to give effect to the RPS.

12. NATURAL HAZARDS

12.1 Natural hazards have significant implications for public health and the PDP needs to have a clear strategic direction about how the risk and implications of natural hazards including climate change are going to be managed in future subdivision and development. Te Whatu Ora has sought to include a new objective to minimise the risks, impact and costs for natural hazard events on people, communities and the natural built environment in the Far North District¹¹ and an amendment to notified objective SD-UFD-O4.

12.2 The Reporting Planner noted that while natural hazard risk is of relevance to the District, it does not traverse complex matters that effect more than one chapter in the plan and as this is covered by the Natural Hazards chapter this issue does not require overarching direction. As previously detailed in Section 5 of this evidence, in my opinion, it is imperative that the Strategic Direction establishes the overarching policy direction for the PDP under which the Natural Hazards chapter policy would sit.

12.3 The new objective sought by Te Whatu Ora is in my opinion the most appropriate objective to give effect section 5 of the RMA because it:

- (a) Gives effect to Section 6 which requires the management of significant risks from natural hazards as a matter of natural importance;
- (b) Gives effect to the RPS and objective 3.13 Natural hazard risk of the RPS seeks to minimise the risks and impacts of natural hazard events by not

¹¹ S516.021

compromising the effectiveness of existing defences (natural and man-made) and avoiding inappropriate development in hazard-prone areas; and

- (c) Provides clear strategic direction about how the risk and implications of climate change and other natural hazards are going to be managed in future subdivision and development.

Te Whatu Ora sought amendments to SD-UFD-O4 because as drafted the objective is focused on adapting to natural hazards which is inconsistent with the proposed NH-O1 and NH-O2. The Reporting Planner has recommended that editing the objective to include pre-emption of impacts from natural hazards is unnecessary and that the direction for this objective has adopted from the National Policy Statement of Urban Development (**NPS-UD**) Policy 1(f) which directs that urban environments are resilient to the likely current and future impacts from climate change. In my opinion, retaining the objective as notified including the word adaptive without qualification is not consistent with the NPS-UD Policy 1 which is seeking reliance and continues to create alignment issues with the Natural Hazards chapter and does not give effect to the RPS. To resolve the miss-alignment between objectives I consider the following alternative amendments would resolve Te Whatu Ora's concerns, whilst appropriately achieving Section 5, and achieving consistency with NPS-UD:

Urban growth and development is resilient, and manage the risk ~~adaptive to the impacts~~ from natural hazards or and climate change.

13. ACCESSIBILITY AND SAFETY

- 13.1 Te Whatu Ora seek a new objective to maintain and enhance accessibility and safety for communities and integrate land use and transport planning¹². The Reporting Planner recommends safety and the integration of land use and transport planning are best left to the transport objectives and policies to provide further detail as to what this looks like.
- 13.2 Te Whatu Ora consider that the District Plan should encourage and facilitate a greater provision of public and active modes of transport as this is crucial for maintaining and enhancing the accessibility and safety for people and communities. Further, it is also important that strategic direction is provided regarding integrating land use and transport planning to achieve greater connectivity for people and communities as an

¹² S516.026

overall principle. Again, as previously discussed in Section 5 of this evidence, I consider that it is important to have key outcomes for the District elevated to the Strategic Direction. Accessibility and safety transcend beyond the Transport chapter and should be integrated into other chapters, particularly the urban zones. For these reasons, I do not agree with the Reporting Planner's recommendation and support the relief sought.

14. REVERSE SENSITIVITY

- 14.1 Reverse sensitivity is a significant resource management issue from a public health and wellbeing perspective, incompatible activities, such as sensitive activities in proximity to activities that create adverse nuisance effects, can have detrimental effects for individual and public wellbeing. Te Whatu Ora has sought a new objective in the Strategic Direction to include avoiding reverse sensitivity effects between incompatible activities and zones¹³. The Reporting Planner has recommended that the protection from reverse sensitivity should not be included in the Strategic Direction objective as it is more appropriate to address this in other chapters in the PDP where direction is necessary.
- 14.2 Whilst I acknowledge that reverse sensitivity is addressed in proposed objectives and policies in zone chapters of the PDP. Unlike the Reporting Planner, I consider that reverse sensitivity is a resource management issue that must be addressed across zones and the relief sought by Te Whatu Ora will afford direction at the district wide level. Furthermore, I consider that the relief sought will give effect to RPS objective 3.6 and policy 5.1.1 which seek to ensure that subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which (e) should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity.

15. URBAN DESIGN AND OPEN SPACE

- 15.1 Te Whatu Ora sought to include a new objective to include provision for a range of quality open space for the social and cultural well-being of a growing population¹⁴. Te Whatu Ora considers that the well designed and located open space is crucial for the

¹³ S516.027

¹⁴ S516.028

social and cultural wellbeing of people and communities and strong strategic direction is needed to ensure that this is required at the time of subdivision and development.

- 15.2 The Reporting Planner recommended that this relief be rejected because the provision of a range of zones to meet expected demand and support wellbeing is sufficiently covered by the social prosperity objectives. Further considering that the provision for a range of open spaces is partially addressed in SD-SP-O3 and by the proposed amendments in the Urban Form and Development objectives and subsequently cascaded down to the PDP chapter objectives and policies.
- 15.3 Policy 5.1.1(a) and (b) of the RPS state that subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which is guided by the 'Regional Form and Development Guidelines' including when it is urban in nature. Regional Form and Development Guidelines specifies that new subdivision, use and development should recognise the importance of and provide for parks, in regards to medium and large-scale residential and residential/mixed use development. In my opinion, it is necessary to have strategic direction to guide this at a district scale, I consider that SD-SP-O3 is too high level and does not explicitly reference open space.
- 15.4 Te Whatu Ora submitted that there needs to be a new objective and policy in the Strategic Direction chapter regarding high quality urban design¹⁵. The Reporting Planner recommended that this submission be rejected because a new objective is unnecessary as this is provided for by the wide approach under objective SD-UFD-O1 when considered alongside the social prosperity objectives. For the same reasons listed above, I consider that objective SD-UFD-O1 is too high level and does not explicitly provide direction with respect to high quality urban design.

16. SECTION 32AA

- 16.1 S32AA provides that further evaluation is required when changes are made to a plan change since the original evaluation was completed. As such, s32 evaluations are ongoing and need to be updated and revisited throughout the plan change process as changes are contemplated in response submissions and further submissions. In my opinion, the inclusion of Te Whatu Ora's relief requested regarding the changes to objectives for public health and safety and efficient provision of infrastructure and additional objectives for Regionally Significant Infrastructure, natural hazards, reverse

¹⁵ S516.029

sensitivity, accessibility and urban design and open spaces is the most appropriate way to achieve the purpose of the RMA in accordance with section 32(1)(a) for the following reasons:

- (i) The recommended objectives will give effect to the sustainable management purpose in section 5 as Regionally Significant Infrastructure, particularly public hospitals are a natural and physical resource that is fundamentally important to the social, cultural and economic well-being and health and safety of people and communities within the Far North;
- (ii) The recommended objectives will help ensure the efficient use and development of natural and physical resources in accordance with section 7(b) by specifically while still managing adverse effects on the environment;
- (iii) The recommended objectives give effect to Section 6 managing significant risks from natural hazards; and
- (iv) The recommended objectives will specifically give effect to the RPS provisions (see **Attachment 4**) regarding Regionally Significant Infrastructure, reverse sensitivity, natural hazards and urban design and development in accordance with the direction in section 75(3)(c).

Melissa McGrath

Date: 13 May 2024

LIST OF ABBREVIATIONS USED IN THIS STATEMENT OF EVIDENCE:

Council	Far North District Council
Te Whatu Ora	Te Whatu Ora – Health New Zealand
HOSZ	Hospital Zone
NH	District Wide Natural Hazards Chapter
NPHS	National Public Health Service
NPS-UD	National Policy Statement of Urban Development
RPS	Northland Regional Policy Statement
RMA	Resource Management Act 1991
RSI	Regionally Significant Infrastructure
S32	Section 32 of the RMA / Council's Section 32 Evaluation Report
S42A	Section 42A of the RMA / Council's Section 42A Report
PDP	Far North District Plan

Attachment 1 – Melissa McGrath CV



Melissa McGrath

Senior Associate

BA; MRP; MNZPI

Melissa has 20 years of experience in resource management planning, with a Masters in Resource Management. Melissa has worked for local authorities throughout the Northland Region, preparing changes to various district plans. During her time at Whangārei District Council as District Plan Manager, Melissa led the rolling review of the District Plan, Melissa has worked internationally with Pacific Aid undertaking policy work in Vanuatu. Melissa previously worked in private consultancy undertaking consenting and policy work throughout New Zealand. Melissa has a range of planning experience in consenting, policy development, consultation and public engagement.

Projects / Key Experience

Policy: Managing District Plan Review, leading council hearing and appeal management. Preparation of Private and District Plan Changes including section 32 evaluation, 42A Reporting, attendance at hearings and preparation of written right of reply and Environment Court Mediation and Expert Witness. Managing and working alongside technical consultants. Community / Stakeholder engagement including presentations on marae and Council workshops.

Particular Projects: Leading Whangārei District Plan Rolling Review, managing topics such as three waters infrastructure, transport including review of Council Engineering Standards. Reporting planner for network utilities plan change in particular implementing the National Policy Statement on Electricity Transmission and National Environmental Standards for Electricity Transmission Activities. Preparation of Whangārei Growth Strategy 30/50. Preparation of Draft Port Vila City Plan (Vanuatu).

Resource Consents: Reporting on a number of land use and subdivision consents throughout New Zealand addressing a wide range of environmental, economic, social and cultural issues. Presenting evidence at resource consent hearings on behalf of Council as reporting planner, submitters and applicants at resource consent hearings. Preparing resource consent and notice of requirement applications on behalf of network utility operators.

Non-statutory work: Preparation of submissions on District Plans, Central Government legislation and policy documents. Preparation and management of non-statutory documents to assist Māori Land owners develop papakāinga on their ancestral lands.

Expertise

- Strategic policy
- District Plan changes, private and public
- Resource consent processing, application preparation and management
- Public consultation

Affiliations

- Full Member of the New Zealand Planning Institute

Attachment 2 – Original Submission



To: Far North District Council (**FNDC**)

Re: Submission on Proposed Far North District Plan (**PDP**)

Full name: Ngā Tai Ora – Public Health Northland (**Ngā Tai Ora**) Attn: Gavin De Klerk

Mobile: 09) 430 4100

Address for Service: Gavin De Klerk, Ngā Tai Ora - Public Health Northland
Gavin.DeKlerk@northlanddhb.org.nz & David Badham davidb@barker.co.nz

Date: 21 October 2022

Submission Information:

This is a submission on the Proposed Far North District Plan (**PDP**).

Ngā Tai Ora could not gain an advantage in trade competition through this submission.

The specific provisions of the Plan Changes that Ngā Tai Ora submission relate to are attached.

Ngā Tai Ora seeks amendment to the specific provisions as listed in the attached document. The reasons are provided in the attached document.

The decisions that Ngā Tai Ora wishes Far North District Council (**FNDC**) to make to ensure the issues raised by Ngā Tai Ora are dealt with are also contained in the attached document.

Ngā Tai Ora wishes to be heard in support of this submission.

Gavin De Klerk

Ngā Tai Ora - Public Health Northland

Ngā Tai Ora – Submission on PDP

1.0 Introduction

Te Whatu Ora – Health New Zealand leads the day-to-day running of the health system across New Zealand, with functions delivered at local, district, regional and national levels. Te Whatu Ora undertakes the operational functions of the Ministry of Health, including the management of all health services, including hospital and specialist services, and primary and community care. Te Whatu Ora will also be responsible for improving services and outcomes across the health system. We will do this in partnership with Te Aka Whai Ora - Māori Health Authority.

Te Whatu Ora has statutory obligations under the Pae Ora Act 2022, New Zealand Public Health and Disability Act 2000 and the Health Act 1956 to improve, promote and protect the health of people and communities of Aotearoa New Zealand.

Within Te Whatu Ora sits the National Public Health Service (**NPHS**) which delivers national, regional and local programmes of health promotion, protection and prevention. The goals of the NPHS, which includes Ngā Tai Ora Public Health Service (a sub-group under Te Whatu Ora and the party making this submission), are to improve population and public health with an emphasis on health equity, particularly for Māori, Pacific peoples, disabled peoples, and other population groups that continue to experience inequitable health outcomes. As the founding document of Aotearoa New Zealand, Te Tiriti o Waitangi represents an agreement between Māori and the Crown. Māori are afforded equity and protection of health as a result of this document and as a Crown agent we honour our responsibilities to Te Tiriti o Waitangi.

This submission covers matters addressed by the FNDC, Proposed District Plan (**PDP**) that have potential health effects on people and communities in the Far North District. Specific points of submission are detailed in **Attachment 1**, whilst general feedback is detailed in Section 2 below.



Ngā Tai Ora – Submission on PDP

2.0 General Feedback

This submission covers matters addressed by the PDP that have potential health effects on people and communities. Ngā Tai Ora is providing this feedback to achieve a reduction of adverse health effects and promote positive public health outcomes for people and communities in the Far North District. Specific relief sought is detailed in **Attachment 1**.

2.1 Strategic Direction

Ngā Tai Ora have concern with the way in which strategic direction for the Far North District Council has been expressed in the PDP. Ngā Tai Ora consider that the general language structure and drafting of the strategic direction objectives are inconsistent with other chapters of the PDP. The strategic direction chapters do not include policy and do not contain clear cross references to relevant policy located in other chapters.

Under the National Planning Standards, the strategic direction provisions are key to understand the balance and trade-offs between often conflicting matters of national, regional and local importance. Ngā Tai Ora considers that the strategic direction should be more directive to understand the balance being struck and note that the proposed strategic direction objectives are not supported by any section 32 evaluation which considers the proposed objectives against section 32(1)(a) of the RMA to determine the extent to which the objectives are the most appropriate way to achieve the purpose of the RMA. This absence of section 32 evaluation for the strategic direction is considered to be a significant flaw in the PDP preparation.

In addition to the above, Ngā Tai Ora has made specific requests in **Attachment 1** for stronger and clearer strategic direction on:

- **Urban Consolidation and Intensification:** Ngā Tai Ora endorses enabling urban consolidation and intensification of existing centres / settlements while avoiding sprawling into productive rural areas. A compact urban form results in efficiencies in the provision of public transport, public amenities and community cohesion, and can ultimately achieve positive public health outcomes where healthy planning principles are applied. Ngā Tai Ora note that FNDC have not released section 32 evaluation



Ngā Tai Ora – Submission on PDP

which considers the suite of zones proposed and PDP does not include any form of direction by way of mapping, policy to set a clear hierarchy of centres. There is no identification of small, medium or large centres, or rural/coastal settlements versus larger towns. Ngā Tai Ora consider this to be a significant flaw in the plan, and have concern that the lack of strategic direction and growth aspirations will fail to ensure the continued establishment of consolidated, vibrant urban environments that achieve positive health outcomes for communities.

- **Provision of Infrastructure:** Ngā Tai Ora note that the PDP does not include a separate Three Waters chapter to manage the provision of three waters infrastructure, while the draft infrastructure chapter focuses network utility providers with little regard for three waters infrastructure. Ngā Tai Ora, consider that it is important to ensure provision of sustainable and safe water supply, wastewater and stormwater systems (three waters systems), which are essential for the health and wellbeing of the Far North population. Adequate provision of and access to three waters systems plays a major role in everyday lives in enhancing well-being of communities, impact on quality of life and overall health.
- **Sustainable Development and Health and Safety:** Section 5(1) of the Resource Management Act 1991 states that the purpose of the Act “is to promote the sustainable management of natural and physical resources”, and section 5(2) defines sustainable management which includes enabling people to provide for their health and safety. The Strategic direction objectives do not explicitly mention sustainable development and community health and safety. Ngā Tai Ora consider that sustainable development is a blueprint to promote, improve and protect community well-being by addressing the interconnected social, environment, and economic causes. The Strategic Direction chapters sets out the overarching direction for the District Plan, as such the objectives should refer to sustainable development and community health and safety.
- **Regionally Significant Infrastructure:** The Strategic Direction chapters do not contain objectives and policy which give effect to objective 3.7 Regionally Significant Infrastructure of the Northland Regional Policy Statement. Ngā Tai Ora support recognition and promotion of the benefits of regionally significant infrastructure throughout the Far North District, particularly the importance of public hospitals.



Ngā Tai Ora – Submission on PDP

- **Provision of Public and Active Modes of Transport:** Ngā Tai Ora consider that the District Plan should encourage and facilitate a transition to greater provision of public and active modes of transport. This is crucial for maintaining and enhancing the accessibility and safety for people and communities. It is also important that strategic direction is provided regarding integrating land use and transport planning to achieve greater connectivity for people and communities as an overall principle.
- **Reverse Sensitivity:** Ngā Tai Ora consider that reverse sensitivity is a significant resource management issue with regards to public health and wellbeing. Locating sensitive activities (e.g., residential activities) adjacent to activities that create adverse nuisance effects (e.g., dust, noise, odour, etc.) can have detrimental effects for individual and public wellbeing. Likewise, locating activities that create significant nuisance effects (e.g., industrial activities) adjacent to existing established sensitive areas (e.g., residential or lifestyle areas) can have adverse effects. From Ngā Tai Ora’s perspective, it is important that appropriate strategic direction is provided to address this.
- **The Provision of Quality Open Space:** Ngā Tai Ora consider that the provision of quality open spaces to enable recreational, cultural, community and educational use. Well designed and located open space is crucial for the social and cultural wellbeing of people and communities and Ngā Tai Ora consider that strong strategic direction is needed to ensure this is required at the time of subdivision and development.
- **High Quality Safe Urban Environments:** The PDP is largely silent on the need to maintain high-quality and safe urban environments. This can be achieved by requiring the inclusion of Crime Prevention Through Environmental Design (CPTED) principles and traffic and pedestrian safety measures (e.g., slow streets, footpath width) for new subdivision and development. Ngā Tai Ora support a focus on high quality urban design, as such approaches promote public health outcomes at the time of subdivision and development, whilst also achieving greater connectivity for people and communities as an overall principle.

2.2 Consistency and Definitions

It appears that the PDP has not been sufficiently reviewed for consistency across chapters and Ngā Tai Ora support a clear and well written plan, with consistently applied definitions and terminology. This in turn will



Ngā Tai Ora – Submission on PDP

support the efficient implementation of the Plan and ensure unintended development outcomes and incompatible land uses are avoided. Ngā Tai Ora have also made a number of specific submission points regarding definitions that will assist with plan interpretation and consistency of application.

2.3 Infrastructure

The provision of infrastructure, in particular adequate and safe three waters infrastructure, is a key component of achieving positive public health outcomes for urban and rural environments. Ngā Tai Ora consider that sustainable and safe water supply, wastewater and stormwater systems (three waters systems) are essential for the health and wellbeing of the Far North population. Adequate provision of and access to three waters systems plays a major role in everyday lives in enhancing well-being of communities, impact on quality of life and overall health. Ngā Tai Ora specific submission points addresses this direction.

2.4 Transport

Ngā Tai Ora support the provision of a safe, efficient and well-connected transport network. Connectivity is integral to the economic, social and cultural wellbeing of people and communities, and it is important that the District Plan provides clear and meaningful direction for the establishment of sustainable transportation networks for future subdivision and development.

Ngā Tai Ora note that the PDP is silent on the issue of the health impacts of unsealed rural roads. There are significant concerns regarding the effects that dust generated from unsealed rural roads can have on adjacent sensitive activities (e.g., residential units) that are not appropriately setback from the road. Effects include the adverse health effects such as respiratory illness (e.g., asthma) that dust generation can have for on-site water supply (e.g., rainwater harvesting).

Ngā Tai Ora have strongly advocated to other Councils in Te Tai Tokerau regarding this, and recommend that FNDC should consider including mandatory setbacks for sensitive activities from unsealed rural roads, or other methods that are not cost prohibitive for property owners but can address the significant adverse health effects associated with this issue. Ngā Tai Ora would welcome meeting with FNDC staff to discuss how this matter can be sufficiently addressed in the eventual PDP.



Ngā Tai Ora – Submission on PDP

2.5 Natural Hazards

Ngā Tai Ora support the creation of resilient communities, responding to and managing risk from natural hazards to ensure the health, safety and wellbeing of Northland residents. Ngā Tai Ora is generally supportive of the objectives and policies of the Natural Hazards chapter to the extent that they give effect to the Northland Regional Policy Statement (RPS) and take into account the long-term effects of climate change. Specific submission points address other relevant matters and relief sought.

2.6 Hazardous Substances

Overall, Ngā Tai Ora is supportive of the decision from FNDC to include hazardous substances provisions in the PDP.

Ngā Tai Ora's consider that the RMA has an important role to play in managing the location of land uses which store, use, transport and dispose of hazardous substances, identifying and assessing the risks and, where necessary, requiring these risks be avoided, remedied or mitigated to achieve the purpose of the RMA. Specific submission points address other relevant matters and relief sought.

2.7 Noise

Ngā Tai Ora has engaged an independent Acoustician to provide an expert review of the Noise Chapter. The basis of his comments from the specific submission points in **Attachment 1** and relate to Ngā Tai Ora's desire to see that public health and safety is adequately protected from the adverse effects of noise.

3.0 Conclusion

In conclusion, Ngā Tai Ora seeks the following relief:

- (a) Ngā Tai Ora's general comments in Section 2.0 are addressed through decisions on the PDP and the specific amendments sought in **Attachment 1** are made; and



Ngā Tai Ora – Submission on PDP

(b) Any further necessary consequential amendments required to achieve (a) above.

Ngā Tai Ora looks forward to working collaboratively with FNDC to address the above relief and is happy to meet with FNDC policy staff or consultants to work through these matters.

[TeWhatuOra.govt.nz](https://www.tewhatuora.govt.nz)

PO Box 9742, Whangārei, 0148

Waea pūkoro: 09) 430 4100

Te Kāwanatanga o Aotearoa
New Zealand Government



Attachment 1 -Ngā Tai Ora Specific Submission Points

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
Entire Plan				
1	Entire Plan	Seek Amendment	Ngā Tai Ora notes that the PDP does not include any form of direction by way of mapping or provisions to set a clear hierarchy of centres. There is no identification of small, medium or large centres, or rural/coastal settlements versus large towns. Ngā Tai Ora consider this lack of strategic direction and centres hierarchy to be a significant flaw in the Plan that will hinder the ability to achieve a sustainable and compact urban form, which it supports.	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.
Part 1 – Introduction and General Provisions – How the Plan Works				
2	How the Plan Works	Seek amendment	Ngā Tai Ora have identified that the overlay chapters are inconsistent with respect to referencing rules for “activities not otherwise listed.” The How the Plan Works chapter includes a statement that <u>some overlays</u> will automatically default to a permitted activity. Noting that resource consent may still be required under other Part 2: District-wide Matters chapters and/or Part 3: Area-Specific chapters (including the underlying zone).	Amend “Applications Subject to Multiple Provisions” as follows: “The overall activity status of a proposal will be determined on the basis <u>of all rules which apply to the proposal.</u> This includes rules in the District-Wide Matters and Area-Specific Matters. When a proposal involves several activities that are subject to multiple rules with different activity statuses, and/or involves an activity/activities across multiple zones, precincts, areas, overlays or features, and it is appropriate to “bundle” the activities, <u>the proposal will be assessed on</u>

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			<p>This lack of consistency will cause confusion for plan users because:</p> <ol style="list-style-type: none"> 1. The overlay chapters do not include notes to this effect. 2. Each overlay chapter has a different approach activity status default rules. 3. Overlays and zone chapters use different terminology. <p>Applying an automatic permitted activity default could lead to unintentional consequences, for example, the Coastal Environment is silent with respect to farm quarries, defaulting to a permitted activity under How the Plan Works. Rule RPROZ-R12 Farm Quarry provides for this activity as a permitted activity.</p>	<p><u>the basis of the most restrictive activity status</u> (unless otherwise stated). Where a rule for an overlay, zone or precinct controls an activity by reference to a proportion or percentage of the site, the control will be limited to that part of the site to which the overlay or zone applies. Some of the Overlay chapters only include rules for certain types of activities (e.g. natural character, natural features and landscapes or coastal environment). If your proposed activity is within one of these overlays, but there are no overlay rules that are applicable to your activity, then your activity can be treated as a permitted activity under the Overlay Chapter unless stated otherwise. Resource consent may still be required under other Part 2: District wide Matters chapters and/or Part 3: Area-Specific chapters (including the underlying zone).</p> <p>...</p> <p>And amend all relevant overlay chapters as necessary to insert rules for “Activities not otherwise listed in this chapter” consistent with zone chapters.</p>
3	How the Plan Works	Seek amendment	Each PDP chapter includes implementation advice notes. Many of these notes apply across chapters e.g. Infrastructure chapter note 5, limits the infrastructure provisions to network utility operators only.	Review all implementation advice notes across the plan to ensure consistency, and list notes which apply across multiple chapters in the How the Plan Works chapter.

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			This note is easily missed and could lead to plan interpretation issues.	
Part 1 – Introduction and General Provisions – Interpretation - Definitions				
4	Definitions	Seek amendment	<p>While the PDP includes activity-based rules which manage the establishment and operation of activities within zones and sites, the rules include activities that do not have definitions and there are various discrepancies between the activities and terms utilised within the zone and resource overlay chapters.</p> <p>Examples of where this occurs includes:</p> <ul style="list-style-type: none"> • The definition of <i>Healthcare activity</i> specifically excludes “hospitals”, of which is not defined but excluded from the definition of Healthcare activity. • The definitions of <i>Large Format Retail</i>, and <i>Rural Produce Retail</i> all refer to “retail activities” however there is no definition of retail within the Plan. 	<p>Review all definitions, amend overlaps, and/or create definitions for terms which are not currently defined.</p> <p>Review and amend rules as necessary to refer only to defined terms used in activity-based rules.</p> <p>Introduce nesting tables to clearly group activities into categories.</p>
5	Definitions	Seek amendment	Ngā Tai Ora seek to ensure that “healthcare facilities” and “hospitals” are appropriately enabled within the PDP to provide for the health and wellbeing of the Far North community. The definition of “Healthcare activity” specifically excludes “hospitals”, of which is not defined, as such it is unclear	Amend the definitions chapter to insert the following definition for Hospital: <u>“Hospital means any regionally significant infrastructure that provides for the medical, surgical or psychiatric care, treatment and rehabilitation of persons.”</u>

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			whether or not the PDP provides for “hospitals”.	
6	Definitions	Seek amendment	Ngā Tai Ora seek to ensure that "commercial activities related to food and beverage activities follow food hygiene regulations (preparation and storage). It is important that food and beverage activities are separately defined.	Amend the definitions chapter to insert the following definition: <u>“Food and Beverage Activity means activities where the primary business is selling food or beverages.</u> <u>Includes:</u> <u>a. restaurants and cafes;</u> <u>b. food halls; and</u> <u>c. takeaway food bars and bakeries.</u> <u>Excludes:</u> <u>a. retail shops; and</u> <u>b. grocery stores.”</u>
7	Definitions	Seek amendment	The PDP introduces definitions for “infrastructure” and “development infrastructure” there is no link or cross reference between the two definitions. Provisions throughout the PDP interchange and use the two terms resulting in inconsistency and confusion within the plan. Furthermore, infrastructure should be considered more holistically to include the natural environment such as trees and waterbodies.	Review all references to “infrastructure” and “development infrastructure” and amend to avoid duplication and ensure consistency. FNDC widen their consideration of infrastructure to include natural solutions.
Part 2 – District Wide Matters – Strategic Direction – Economic and Social Wellbeing				
8	Strategic Direction – SD-UFD-O2	Support	Ngā Tai Ora endorses enabling urban consolidation and intensification of existing	Retain SD-UFD-O2 as drafted.

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			centres / settlements while avoiding sprawling into productive rural areas. A compact urban form results in efficiencies in the provision of public transport and community cohesion, and ultimately is beneficial in terms of achieving positive public health outcomes.	
9	Strategic Direction – SD-UFD-O3	Seek amendment	The provision of adequate three waters infrastructure and the provision of electricity and telecommunications infrastructure is a key component of achieving positive public health outcomes for both urban and rural environments. It is important that the provision of this infrastructure is required at a strategic level to ensure that it is properly co-ordinated in future subdivision and development within the District.	Amend SD-UFD-O3 as follows: “Adequate development infrastructure in place or planned to meet the anticipated demands for housing and business activities. <u>Ensure that efficient and effective onsite and reticulated infrastructure is provided in a sustainable manner.”</u>
10	Strategic Direction – SD-UFD-O4	Seek amendment	Natural hazards have significant implications for public health. Climate change is a significant challenge facing the world, and the PDP needs to have clear strategic direction about how the risk and implications of climate change and other natural hazards are going to be managed in future subdivision and development. The PDP must acknowledge and minimise the risks and impacts of natural hazards, including the influence of climate change, on	Insert the following objective: <u>“Minimise the risks, impacts and costs of natural hazard events on people, communities and the natural and built environment in Far North District.”</u> Amend SD-UFD-O4 as follows: “Urban growth and development is resilient, and adaptive to and pre-empt the impacts from natural hazards or <u>and</u> climate change.”

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			<p>people, property and infrastructure, consistent with objective 3.13 Natural hazard risk of the Northland Regional Policy Statement.</p> <p>SD-UFD-O4 is inconsistent with proposed NH-O1 and NH-O2 which seek to manage/minimise risk from natural hazards rather than adapt to natural hazards.</p>	
11	Strategic Direction – New Provisions	Seek amendment	<p>Section 5(1) of the RMA 1991 states that the purpose of the Act “is to promote the sustainable management of natural and physical resources.” and section 5 (2) defines sustainable management which includes enabling people to provide for their health and safety.</p> <p>The Strategic direction objectives do not explicitly mention sustainable development and community health and safety.</p> <p>Ngā Tai Ora consider that sustainable development is a blueprint to promote, improve and protect community well-being by addressing the interconnected social, environment, and economic causes. The Strategic Direction chapters sets out the overarching direction for the District Plan, as such the objectives should refer to sustainable development and community health and safety.</p>	Review and amend all Strategic Direction objectives as necessary to refer sustainable development and community health and safety.

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
12	Strategic Direction – New Provisions	Seek amendment	The Strategic Direction chapters do not contain policy which give effect to proposed objectives. Ngā Tai Ora consider that there is no clear policy direction to give effect to the proposed objective which could lead to an ineffective plan.	Insert appropriate policy in to the Strategic Direction chapters to give effect to strategic direction objectives.
13	Strategic Direction – New Provisions	Seek amendment	The Strategic Direction chapters do not contain objectives and policy which give effect to objective 3.7 Regionally Significant Infrastructure of the Northland Regional Policy Statement. Ngā Tai Ora support recognition and promotion of the benefits of regionally significant infrastructure throughout the Far North District, particularly the importance of public hospitals.	Insert objectives and policies in the Strategic Direction chapters as follows: <u>“Objective: The benefits of Regionally Significant Infrastructure are recognised and provided for.</u> <u>Policy: To recognise and provide for the social, economic and cultural benefits of Regionally Significant Infrastructure by enabling its ongoing operation, maintenance, development, and upgrading where adverse effects are managed.”</u>
14	Strategic Direction – New Provisions	Seek amendment	Ngā Tai Ora consider that the District Plan should encourage and facilitate a transition to greater provision of public and active modes of transport. This is crucial for maintaining and enhancing the accessibility and safety for people and communities. It is also important that strategic direction is provided regarding integrating land use and transport planning to achieve greater connectivity for people and communities as an overall principle.	Amend Strategic Direction and insert the following objective: <u>“Maintain and enhance accessibility and safety for communities and integrate land use and transport planning.”</u>

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
15	Strategic Direction – New Provisions	Seek amendment	Ngā Tai Ora consider that reverse sensitivity is a significant resource management issue with regards to public health and wellbeing. Locating sensitive activities (e.g., residential activities) adjacent to activities that create adverse nuisance effects (e.g., dust, noise, odour, spray drift etc.) can have detrimental effects for individual and public wellbeing. Likewise, locating activities that create significant nuisance effects (e.g., industrial activities) adjacent to existing established sensitive areas (e.g., residential or lifestyle areas) can have adverse effects. From Ngā Tai Ora’s perspective, it is important that appropriate strategic direction is provided to address this.	Amend Strategic Direction and insert the following objective: <u>“Avoid reverse sensitivity effects between incompatible activities and zones.”</u>
16	Strategic Direction – New Provisions	Seek amendment	Ngā Tai Ora consider that the provision of quality open spaces to enable recreational, cultural, community and educational use. Well designed and located open space is crucial for the social and cultural wellbeing of people and communities and Ngā Tai Ora consider that strong strategic direction is needed to ensure this is required at the time of subdivision and development.	Amend Strategic Direction and insert the following objective: <u>“A range of quality open space for the social and cultural well-being of a growing population.”</u>
17	Strategic Direction – New Provisions	Seek Amendment	The PDP is largely silent on the need to maintain high-quality and safe urban environments.	Amend Strategic Direction and insert the following objective and policy: New objective:

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			<p>This can be achieved by requiring the inclusion of Crime Prevention Through Environmental Design (CPTED) principles and traffic and pedestrian safety measures (e.g., slow streets, footpath width) for new subdivision and development.</p> <p>Ngā Tai Ora support a focus on high quality urban design, as such approaches promote public health outcomes, such as the provision of shade reducing heat and UV at the time of subdivision and development, whilst also achieving greater connectivity for people and communities as an overall principle.</p>	<p><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></p> <p>New policy:</p> <p><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></p> <p>Include 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.</p>
Energy, Infrastructure and Transport - Infrastructure				
18	Infrastructure Chapter	Seek amendment	<p>FNDC has determined that the proposed Infrastructure chapter does not apply to provision of private infrastructure (three waters infrastructure). This has led to very little policy direction with respect to the provision of three waters infrastructure.</p> <p>Ngā Tai Ora consider that sustainable and safe water supply, wastewater and stormwater systems (three waters systems) are essential for the health and wellbeing of the Far North population. Adequate provision of and access to three waters</p>	<p>Amend the PDP to establish a separate Three Waters Chapter OR alternatively include policy direction and provisions within the proposed Infrastructure Chapter which manage and ensure the sustainable and safe, provision of water supply, wastewater and stormwater systems within the Far North District.</p>

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			<p>systems plays a major role in everyday lives in enhancing well-being of communities, impact on quality of life and overall health.</p>	
19	Three Waters Provisions	Seek amendment	<p>Ngā Tai Ora note that where there are three waters provisions in the PDP, they are scattered throughout the chapters and are inconsistent. This will result in inconsistent provision and maintenance of three waters infrastructure. Some examples of inconsistency are provided below:</p> <p><i>I-05 The provision of <u>infrastructure</u> is integrated with <u>land-use</u> and is coordinated at the time of <u>subdivision</u> and development.</i></p> <p><i>SUB-03 Infrastructure is planned to service the proposed subdivision and development where:</i></p> <p><i>a. there is existing infrastructure connection, infrastructure should provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and</i></p> <p><i>b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.</i></p>	Review all infrastructure provisions throughout the plan to ensure provisions achieve consistent management of infrastructure, particularly three waters.

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			<p>GRZ-P6 Encourage and support the use of on-site <u>water</u> storage to enable sustainable and efficient use of <u>water</u> resources.</p> <p>RSZ-P2 Require land use and <u>subdivision</u> in the Settlement zone associated with non-residential activities to demonstrate the ability to provide for onsite <u>infrastructure</u> unless a reticulated service is available.</p>	
20	Infrastructure Chapter – I-O1	Seek amendment	<p>Ngā Tai Ora support the provision of sustainable and safe water supply, wastewater and stormwater systems (three waters systems) are essential for the health and wellbeing of the Far North population. Adequate provision of and access to three waters systems plays a major role in everyday lives in enhancing well-being of communities, impact on quality of life and overall health.</p>	<p>Amend I-O1 as follows: “The District has sustainable, safe, efficient and resilient infrastructure that services the current and future needs of people and communities in the district.”</p>
21	Infrastructure Chapter – I-R17	Seek amendment	<p>Ngā Tai Ora consider that this proposed rule will result in unnecessary cost and delay to the provision of public infrastructure, triggering all above ground three waters infrastructure to require resource consent as a restricted discretionary activity.</p>	<p>Amend I-R17 to provide for above ground three waters infrastructure as a permitted activity, outside of sensitive locations such as Outstanding Natural Landscapes, Outstanding Natural Features etc.</p>
22	Infrastructure Chapter	Seek amendment	<p>The Council’s Environmental Engineering Standards are referenced throughout the</p>	<p>Review and refine the relationship of the District Plan to the Environmental Engineering Standards to:</p>

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			<p>subdivision provisions, setting minimum standards to the establishment of three waters infrastructure at time of subdivision. However, the Environmental Engineering Standards are not included within the Infrastructure Chapter as a compliance standard.</p> <p>Ngā Tai Ora are concerned that this is inconsistent application of engineering standards. Furthermore, the referenced Environmental Engineering Standards do not ensure sustainable, safe and efficient provision of three waters infrastructure.</p> <p>Ngā Tai Ora support green infrastructure, especially around the control of stormwater to retain water, adequately maintain or improve water quality (drinking recreational water source,) as well as maintaining shade plants from drought conditions while not creating habitat for vectors.</p>	<ul style="list-style-type: none"> (a) Ensure the District Plan requires the delivery of infrastructure in a manner that achieves sustainable, safe and efficient provision of infrastructure. (b) Ensure referencing of the Environmental Engineering Standards in the District Plan is appropriate and results in clear and measurable rules. (c) Cross-referencing to Environmental Engineering Standards is consistent across all chapters. (d) Ensure the District Plan provides for and enables green infrastructure, including for the control of stormwater.

Energy, Infrastructure and Transport – Transport

23	Transport Chapter – TRAN-P5	Seek amendment	<p>Ngā Tai Ora consider that the objectives and policies need to be stronger and more directive regarding the use of active and public transportation methods, which are beneficial to not just public health outcomes, but general environmental outcomes (e.g., reduced greenhouse gas admissions).</p>	<p>Amend TRAN-P5 as follows:</p> <p>“Encourage Ensure subdivision and development achieve new land uses to support an integrated and diverse transport network by:</p> <ul style="list-style-type: none"> (a) Promoting providing multi-modal forms of transport that provides for the needs of all users, as
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Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			<p>Ngā Tai Ora acknowledge TRAN-P5 includes provision for alternative transport modes but weak language such as “encourage” and “promote” is used and there is no clear overall objective to directly require an increase in the provision of, and use of alternative transport modes. On this basis, Ngā Tai Ora consider that current objectives and policies will ultimately result in the continuation of a car centric transportation network in the Far North. Greater direction is needed within this chapter to help increase the role that alternative modes of transport play in the future of the Far North.</p>	<p>appropriate for the surrounding environment and the function of the road within the transport network hierarchy;</p> <p>...”</p>
24	Entire Plan/Transport Chapter	Seek amendment	<p>Ngā Tai Ora note that the PDP is silent on the issue of the health impacts of unsealed rural roads. There are significant concerns regarding the effects that dust generated from unsealed rural roads can have on adjacent sensitive activities (e.g., residential units) that are not appropriately setback from the road. Effects include the adverse health effects such as respiratory illness (e.g., asthma) that dust generation can have for on-site water supply (e.g., rainwater harvesting).</p> <p>Ngā Tai Ora have strongly advocated to other Councils in Te Tai Tokerau regarding this, and recommend that FNDC should consider</p>	<p><u>Seek amendment to insert the following policies and rules into either the Transport Chapter or relevant zone chapters:</u></p> <p><u>“Objective:</u> <u>Manage the risk from unsealed roads to public health.</u></p> <p><u>Policy:</u> <u>To ensure sensitive activities are appropriately setback from unsealed roads to reduce the adverse effects to public health from the exposure to dust.</u></p> <p><u>Rule</u> <u>XXX Sensitive Activity:</u> <u>Activity Status: Permitted</u> <u>Where:</u></p>

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			<p>including mandatory setbacks for sensitive activities from unsealed rural roads, or other methods that are not cost prohibitive for property owners but can address the significant adverse health effects associated with this issue. Ngā Tai Ora would welcome meeting with FNDC staff to discuss how this matter can be sufficiently addressed in the eventual PDP.</p>	<p><u>PER-1 The sensitive activity is setback at least 20m from any unsealed road. Activity status where compliance is not achieved: Discretionary.”</u></p>
25	Transport – Rule TRAN-R4	Seek amendment	<p>Ngā Tai Ora generally support Rule TRAN-R4 (Electric Vehicle Charging Stations) which provides a permitted activity status for electric vehicle charging stations. The usage of electric vehicles is increasing and providing for them is prudent in the Far North District Plan.</p> <p>However, this also needs to be furthered by providing for safe and secure electric bicycle and electric scooter (disability) charging stations. The usage of electric bicycles is increasing by both elderly and leisure bicycle users in the Far North District. Providing charging stations would encourage more people being active in Far North communities.</p>	<p>Amend rule TRAN-R4 to include the requirement to provide safe and secure electric bicycle and electric scooter charging stations.</p>
26	Transport – TRAN-S1 and TRAN-Table 1	Support	<p>Ngā Tai Ora support the requirements for bicycle and accessible car parking spaces in TRAN-S1, and the subsequent spaces</p>	<p>Retain as notified.</p>

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			specified in TRAN-Table 1. It is important that minimum requirements on bicycle and accessible parking spaces are established to encourage active modes of transport and accessibility for the disabled and elderly.	
27	Transport – Engineering Standards	Seek amendment	The Council’s Environmental Engineering Standards are referenced throughout the transport chapter setting minimum standards for the establishment of roads. Ngā Tai Ora are concerned that this is inconsistent application of engineering standards. Furthermore, the referenced Environmental Engineering Standards do not ensure sustainable, safe and efficient provision of roading infrastructure.	Review and refine the relationship of the District Plan to the Environmental Engineering Standards to: <ul style="list-style-type: none"> (a) Ensure the District Plan requires the delivery of infrastructure in a manner that achieves sustainable, safe and efficient provision of infrastructure. (b) Ensure referencing of the Environmental Engineering Standards in the District Plan is appropriate and results in clear and measurable rules. (c) Cross-referencing to Environmental Engineering Standards is consistent across all chapters.
Part 2 – District Wide Matters – Natural Hazards				
28	Natural Hazards – Whole Chapter	Seek amendment	Ngā Tai Ora support the creation of resilient communities, responding to and managing risk from natural hazards to ensure the health, safety and wellbeing of Northland residents. Ngā Tai Ora is generally supportive of the Natural Hazards chapter to the extent that they give effect to the Northland Regional Policy Statement and take into	Amend Natural Hazards objectives, policies and rules to appropriately give effect to the Northland Regional Policy Statement which seeks to manage subdivision, use and development to minimise the risk from natural hazards.

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			<p>account the long-term effects of climate change, including the influence of climate change on people.</p> <p>The PDP must acknowledge and minimise the risks and impacts of natural hazards, including the influence of climate change, on people, property and infrastructure, consistent with objective 3.13 Natural hazard risk of the Northland Regional Policy Statement.</p>	
29	Natural Hazards – NH-P8 and rules	Seek Amendment	<p>Ngā Tai Ora support the creation of resilient communities, responding to and managing risk from natural hazards to ensure the health, safety and wellbeing of Northland residents. Policy NH-P8 seeks to avoid the use of land that is susceptible to land instability, without any rule to give effect to this policy. Ngā Tai Ora consider this to be a significant gap in the Natural Hazards chapter and could lead to risk to people and property.</p>	Amend the Natural Hazards chapter to include appropriate rules to give effect to NH-P8.
30	Natural Hazards – NH-R7, NH-R8 and NH-R12	Support	<p>Ngā Tai Ora support the concept of managing vulnerable activities within hazard areas.</p>	Retain as notified.

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
31	Hazardous Substances – Overall Approach	Support, seek amendment	<p>Overall, Ngā Tai Ora is supportive of the decision from FNDC to include hazardous substances provisions in the PDP.</p> <p>Ngā Tai Ora consider that the RMA has an important role to play in managing the location of land uses which store, use, transport and dispose of hazardous substances, identifying and assessing the risks and, where necessary, requiring these risks be avoided, remedied or mitigated to achieve the purpose of the RMA.</p>	<p>Include appropriate rules for the management storage, use, transport and disposal of hazardous substances in the Far North District. At a minimum, this should include (but is not limited to) the inclusion of rules managing:</p> <ul style="list-style-type: none"> • The establishment or expansion of facilities managing, storing, using or disposing of hazardous substances within, or in close proximity to, sensitive environments (e.g., residential areas or adjacent to schools or health care facilities and hospitals). • The establishment of sensitive activities (e.g., residential activities, marae schools or healthcare facilities and hospitals) adjacent to, or within close proximity to, lawfully established hazardous substances facilities. • The establishment or expansion of facilities managing, storing, using or disposing hazardous substances in areas that may increase the risk of accident or adverse effects on public health and safety, and the environment (e.g., in areas subject to natural hazards or adjacent to sensitive natural environments or habitats). • Appropriate limits or thresholds for the storage of certain hazardous

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
				substances across the various zones in the PDP.
32	Hazardous Substances – HS-R2	Seek amendment	Ngā Tai Ora support the concept of separating Significant Hazardous Facilities from sensitive activities and sensitive environments. However, the section 32 evaluation report does not provide any justification or technical evidence to support the proposed minimum setback of 250m.	That Council undertake a technical assessment of the Hazardous Substances provisions to confirm that the proposed 250m separation is sufficient, to manage the risk to public health and safety and the environment. That Council complete a section 32AA evaluation of the rules to determine what is the most efficient and effective separation distance to give effect to the objectives and policies. That Council update the provisions based upon the findings of technical assessment and section 32AA evaluation.
33	Hazardous Substances – HS-R11	Support	Ngā Tai Ora support the buffering and separation of Significant Hazardous Facilities from sensitive activities and environments.	Retain as notified.
34	Hazardous Substances – HS-R7 and R8	Support	Ngā Tai Ora support the non-complying activity status for proposed rules HS-R7 and R8. Locations subject to natural hazards, which can increase the likelihood of a release of a hazardous substance into the environment should a natural hazard event occur.	Retain as notified.
Part 2 – District Wide Matters – Subdivision				
35	Subdivision – SUB-R8	Seek amendment	Ngā Tai Ora support the creation of resilient communities, responding to and managing	That Council undertake further mapping of land instability to understand the potential risk of land instability throughout the

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			<p>risk from natural hazards to ensure the health, safety and wellbeing of Northland residents.</p> <p>Ngā Tai Ora consider that UB-R8 is ineffective and inefficient. The rule requires building platforms, access and services to be located wholly outside of any area on site which is identified as land susceptible to land instability. Land susceptible to land instability is not mapped in the PDP, instead the PDP provides a complicated definition which requires applicants to undertake individual mapping of their own site.</p> <p>Ngā Tai Ora, consider that this method is onerous, placing considerable cost on landowners particularly when provisions of affordable, safe and healthy housing is essential in the Far North District.</p>	<p>District, and introduce rules which apply to the appropriately identified areas of risk.</p> <p>Or alternatively:</p> <p>Review 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.</p>
36	Subdivision – SUB-R11 and SUB-R12	Seek amendment	<p>As proposed, rules SUB-R11 and SUB-R12 are inefficient and ineffective. Coastal and flood hazard areas are mapped overlays, rules and constraints apply to the mapped location. These rules will result in any subdivision of any site containing a portion of identified coastal hazard as a restricted discretionary activity no matter what the potential risk is.</p> <p>Ngā Tai Ora, consider that this method is onerous, placing considerable cost on</p>	Amend SUB-R12 to be a permitted activity where building platforms and associated access for each allotment is located wholly outside the spatial extent of the Coastal Hazard Area.

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			landowners particularly when provisions of affordable, safe and healthy housing is essential in the Far North District.	
37	Subdivision – SUB-S4 and SUB-S5	Seek amendment	SUB-S4 and SUB-S5 requires all stormwater management and wastewater disposal to be in accordance with the Far North District Council Environmental Engineering Standards. Ngā Tai Ora are concerned that these Engineering Standards do not ensure sustainable, safe and efficient management of stormwater and wastewater disposal. As a catch all standards these reference the entire Engineering Standards, resulting in potential unclear and unmeasurable rules.	Review and refine the relationship of the District Plan to the Environmental Engineering Standards to: <ul style="list-style-type: none"> (a) Ensure the District Plan requires the delivery of infrastructure in a manner that achieves sustainable, safe and efficient provision of infrastructure. (b) Ensure referencing of the Environmental Engineering Standards in the District Plan is appropriate and results in clear and measurable rules. (c) Cross-referencing to Environmental Engineering Standards is consistent across all chapters.
Part 2 – District Wide Matters – General District Wide Matters – Coastal Environment				
38	CE-R12 and CE-R14	Support	Ngā Tai Ora support the concept of managing vulnerable activities within hazard areas.	Retain as notified.
39	CE-R17 and CE-R18	Seek amendment	These provisions duplicate HS-R8, Ngā Tai Ora support the activity status of HS-R8.	Delete CE-R17 and CE-R18.
Part 2 – District Wide Matters – General District Wide Matters – Noise				

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
40	NOISE-Objectives	Seek amendment	<p>Objectives NOISE-O1 and NOISE-O2 are currently both framed as relating to activities generating noise.</p> <p>Based on evidence from the World Health Organisation, existing environmental noise causes significant harm to the health of communities. This public health matter warrants action as an important resource management issue to be addressed in the Noise chapter, and not just as a corollary to polluting activities.</p>	<p>Add a new objective: <u>“NOISE-O3 The health and wellbeing of people and communities are protected from significant levels of noise.”</u></p>
41	NOISE-P1	Seek amendment	<p>To protect public health it is essential to control types of activities and noise levels. However, in this proposed policy these actions are only listed in terms of upholding character and amenity, which are secondary issues to the protection of health.</p>	<p>Amend NOISE-P1 as follows: <u>“Protect public health and</u> uphold the character and amenity of each zone by controlling the types of activities and noise levels that are permitted in each zone.”</p>
42	NOISE-Rules (introductory/ header text)	Oppose, seek amendment	<p>Noise limits associated with plantation forestry are set in the National Environmental Standards for Plantation Forestry (this appears to have been omitted from consideration in 3.2.3 of the s32 report). If reference is made to forestry, it should be clarified that noise limits do apply.</p>	<p>Amend introductory text as follows: “... 5. agriculture, horticulture and pastoral farming activities undertaken for a limited duration, including using agricultural vehicles, machinery or equipment used on a seasonal or intermittent basis, forestry planting and forestry harvesting in the Rural Production, Horticulture and Horticulture Processing zones; “...”</p>

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
43	NOISE-R6	Support, seek amendment	<p>The three permitted activity conditions should all apply in conjunction and not as alternatives.</p> <p>In accordance with the Noise and Vibration Metrics National Planning Standard and in turn NZS 6801, the peak sound levels should be expressed in “dB_{LCpeak}”</p>	<p>Amend NOISE-R6 as follows: “Where: PER-1 1. At least 5 working days prior to the commencement of the activity, notify the Council of the activity, including details of the nature, duration and scale of activity, and any consultation that has been undertaken; and PER-2 2. The activity complies with the following: i. 1. occurs between the hours of 7.00am to 7.00pm, and achieves either a 500m minimum separation distance to, or peak sound pressure level of 95 dBC_{LCpeak} when measured within the notional boundary of any noise sensitive activity; and/or ii. 2. occurs between 7.00pm to 7.00am, and achieves either a 1250m minimum separation distance to, or peak sound pressure level of 85 dBC_{LCpeak} when measured within the notional boundary of any noise sensitive activity; and PER-3 3. The activity complies with standard: NOISE-S6 Explosives.”</p>
44	NOISE-R7	Oppose, seek amendment	<p>The drafting of the rule is not clear. There is a list under “This standard does not apply to:...” which might have been with the intention of making the listed activities permitted, but actually is excluding them from being permitted. Regardless, these</p>	<p>Delete text in NOISE-R7 as follows: “This standard does not apply to: i. Emergency or rescue helicopter operation occurring to or from Bay of Islands, Rawene or Kaitia Hospital (excludes established helicopter bases on hospital land).</p>

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			<p>activities have adverse effects on public health so should have controls. To avoid ambiguity the activities should be deleted.</p>	<p>ii-Emergency or rescue helicopter landings, departures, overflights or activity during operations that occur away from the permanently established helicopter base. iii-Cropping, top dressing, and spraying for the purpose of farming or conservation carried out in the Rural Production, Horticulture zones, or within Significant Natural Area on a seasonal, temporary, or intermittent basis for a period up to 30 days in any 12 month period."</p>
45	NOISE-R8	Support, seek amendment	<p>The three permitted activity conditions should all apply in conjunction and not as alternatives.</p> <p>The term "maximum noise level frequency" is erroneous and could lead to incorrect interpretation.</p>	<p>Amend NOISE-R8 as follows: "PER-1 1. ...; and PER-2 2. ... ii. A maximum noise level frequency of Sound levels not exceeding 65 dB LAE within the notional boundary of any noise sensitive activity not owned by the operator of the device; and PER-3 3. ..."</p>
46	NOISE-R9	Support, seek amendment	<p>The three permitted activity conditions should all apply in conjunction and not as alternatives.</p> <p>The term "maximum noise" should be avoided as maximum noise level is a specific acoustics metric.</p>	<p>Amend NOISE-R8 as follows: "PER-1 1. ...; and PER-2 2. ...; and PER-3" 3. The maximum noise generated by a single or multiple frost fans shall not exceed 55 dB LAeq(15min) at any time when assessed</p>

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			The note regarding special audible characteristics could be misinterpreted and should be rephrased and included in the main clause.	within the notional boundary of any noise sensitive activity on another site, with no adjustment applied for any special audible characteristics. <u>Note: The noise limit includes a correction for the special audible characteristics of frost fans.</u>
47	NOISE-S1 (heading/title)	Oppose, seek amendment	The term “maximum noise levels” has a defined meaning in acoustics standards relating to one specific noise metric. An alternative term should be used for referring to noise limits in general.	Amend the title of NOISE-S1 (and all references to it in other provisions) to read: “ Maximum noise levels Noise limits – zone specific”
48	NOISE-S1	Oppose, seek amendment	The s32 appendix report recommended a comprehensive set of zone noise limits including limits within zones and between zones. It recommended an overarching provision that, unless otherwise specified, emissions from any zone have to comply with the “within zone” noise limits for the receiving zone. In the notified proposed plan, those recommendations from the s32 report appendix have not been implemented. It appears an attempt has been made to simplify and combine the “within” and “between” zone noise limits, but in this process it has created numerous gaps where noise emissions between zones are not controlled. As such, the notified provisions are inadequate to protect public health. With	Replace NOISE-S1 with 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 L _{Aeq(15 min)} (9 hour) ...”

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			<p>the current structure of NOISE-S1 there is not a simple remedy and therefore specific wording has not been proposed here as comprehensive redrafting is required to address this issue.</p> <p>For airport noise, inclusion of both outer control boundaries and air noise boundaries is often appropriate for land use planning purposes. However, as a “noise limit”, only one control line should apply to each airport. By default, this should be the air noise boundary, unless for a small airport this line does not extend far enough to be practical.</p> <p>In accordance with the Noise and Vibration Metrics National Planning Standard and in turn NZS 6802, engine testing noise (that is not otherwise included in aircraft operations noise), should be subject to noise limits using the metric $L_{Aeq(15 \text{ min})}$ and not with a 9 hour average.</p>	
49	NOISE-S2	Support, seek amendment	There is a typographical error for two noise metrics.	Amend two instances to read: “... dB $L_{Aeq(1 \text{ min})}$...”
50	NOISE-S4	Support, seek amendment	The text explicitly refers to “the following noise limits” but none are given.	Amend to add noise limits from Table 1 of NZS 6807.
51	NOISE-S5	Support, seek amendment	For all parts of this provision, if residents need to close windows to maintain reasonable indoor noise levels then	<u>Replace existing ventilation requirements in all three rows with the following:</u>

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			adequate alternative ventilation and cooling need to be provided. Clause G4 of the New Zealand Building Code only requires minimal ventilation and no cooling.	<p><u>If windows are required to be closed to achieve the internal noise limit the building must be designed, constructed and maintained with a mechanical ventilation system that for habitable rooms:</u></p> <p><u>i. provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and</u></p> <p><u>ii. is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and</u></p> <p><u>iii. provides relief for equivalent volumes of spill air; and</u></p> <p><u>iv. provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and</u></p> <p><u>v. does not generate more than 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.</u></p>
52	NOISE-Table 1	Oppose, seek amendment	There are no design noise levels specified for the Orongo Bay zone, as required by NOISE-S5.	Add design noise levels for the Orongo Bay zone to the table.
53	NOISE-Table 2	Support, seek amendment	<p>There are two typographical errors in the vibration limits. All limits should be with units of mm/s.</p> <p>The number of blasts per year is erroneously stated as “all hours” and value of peak</p>	<p>Amend two instances so that all vibration limits are in units of mm/s</p> <p>Amend the number of blasts and peak airblast sound limit to delete and replace entries of “all hours” and “all” respectively.</p>

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			airblast sound limit is stated as "all" in two rows.	

Part 3 – Area Specific Matters - Zones

54	Zones	Seek amendment	<p>The PDP utilises a Mixed Use Zone (MUZ) for all existing urban centres, with no alternative commercial zones proposed. The National Planning Standards provide a range of commercial zones:</p> <ul style="list-style-type: none"> Neighbourhood Centre Zone Local Centre Zone Commercial Zone Large Format Retail Zone Mixed Use Zone Town Centre Zone Metropolitan Centre Zone City Centre Zone. <p>In the absence of a section 32 evaluation, Ngā Tai Ora are unable to understand why Council has chosen to only use one commercial zone being the MUZ.</p>	<p>That Council 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.</p> <p>Provide sufficient section 32 evaluation to support the approach to zoning.</p>
55	Zones	Seek amendment	<p>Ngā Tai Ora also acknowledge and support the zoning pattern surrounding Kerikeri recommending that this pattern should apply throughout the District, which utilises zoning buffers (Rural Residential and Rural Lifestyle,</p>	<p>Review the zoning pattern of larger centres such as Kawakawa, Kaikohe, Omapere, Rawene, and Kaitaia, with further consideration given to managing adverse</p>

Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			<p>or other zones that don't provide for such intensive forms of residential development) between the Horticultural and Rural Production Zones and the General Residential Zone. This zoning pattern provides separation between the higher density residential activities and the more intensive land uses anticipated within the Rural Production and Horticultural zones which will in turn assist in minimising the extent of adverse effects on people's health and safety, and also minimising reverse sensitivity effects. Mineral Extraction Overlays also appear to be well separated from residential zoned land.</p> <p>The Kawakawa, Kaikohe, Omapere, Rawene, and Kaitia settlements however don't appear to have the same level of protection.</p>	<p>effects at the zone interface throughout the District.</p> <p>Review zone provisions to ensure adverse effects between zones at zone interface is managed by way of increased setbacks and/or noise and vibration considerations.</p>
56	Zones	Seek amendment	<p>Ngā Tai Ora, consider that it is important to ensure provision of sustainable and safe water supply, wastewater and stormwater systems (three waters systems), which are essential for the health and wellbeing of the Far North population.</p> <p>In particular protection of water supply catchments, both agricultural and drinking water to prevent the degradation of both quality and quantity of water to for</p>	<p>Ngā Tai Ora recommend that Council consider adding a Special Purpose Zone to provide for the identification and protection of critical infrastructure.</p>



Sub #	Feedback Topic	Support/Oppose/Seek Amendment	Comments / Reasons	Relief Sought
			extraction. Protection of waste water treatment plant locations to prevent encroachment and provide sufficient area for future expansion.	

Attachment 3 – Further Submission

To: Far North District Council

Re: Further Submission on Proposed Far North District Plan – Te Whatu Ora – Public Health Northland

Full Name: Te Whatu Ora – Ngā Tai Ora Northland Attn: Gavin De Klerk

Phone: 09 430 4100

Address for Service: Email is the preferred contact method – Gavin.DeKlerk@northlanddhb.org.nz & David Badham, Barker and Associates – davidb@barker.co.nz

Date: 28 August 2023

Further Submission Information:

This is a further submission on the Far North District Council’s (FNDC) Proposed Far North District Plan (PDP). Te Whatu Ora – Ngā Tai Ora (previously original submitter Ngā Tai Ora – Public Health Northland¹) has an interest greater than the interest the general public has, as it made an original submission on the PDP (S516), and the submission points identified within this further submission, specifically affect Te Whatu Ora – Ngā Tai Ora’s interests in the Far North District.

Te Whatu Ora – Ngā Tai Ora could not gain an advantage in trade competition through this further submission.

The specific original submission points of the PDP that Te Whatu Ora – Ngā Tai Ora further submission relates to are attached.

Te Whatu Ora – Ngā Tai Ora supports or opposes the specific submission points as listed in the attached document. The reasons are provided in the attached document.

The decisions that Te Whatu Ora – Ngā Tai Ora wishes Far North District Council (FNDC) to make to ensure the issues raised by Te Whatu Ora – Ngā Tai Ora are dealt with are also contained in the attached document.

Te Whatu Ora – Ngā Tai Ora wishes to be heard in support of this further submission and will consider making a joint case if it deems it necessary.

Gavin De Klerk

Te Whatu Ora – Ngā Tai Ora

¹ Since the original submission was made on 21 October 2022, the New Zealand Health Reforms have further progressed, such that Te Whatu Ora – Health New Zealand leads the day-to-day running of the health system across New Zealand, with functions delivered at a local, district, regional and national levels. This is addressed further in Section 1.0 below.

1.0 Introduction

Te Whatu Ora – Health New Zealand leads the day-to-day running of the health system across New Zealand, with functions delivered at local, district, regional and national levels. Te Whatu Ora undertakes the operational functions of the Ministry of Health, including the management of all health services, including hospital and specialist services, and primary and community care within the Far North District.

Public Health

Public Health is often described as “the science and art of promoting health, preventing disease and prolonging life through the efforts of society.”²

Public health is work to improve the health of communities and populations (or sections of the community), reduce inequalities in health status and eliminate existing health inequities amongst our Māori and Pacifica populations. The focus of work activity may be in the social and physical environments in which we live, as well as on programmes to develop more healthy activities.³

Te Whatu Ora

Te Whatu Ora is also responsible for improving services and outcomes across the health system. We do this in partnership with Te Aka Whai Ora (Māori Health Authority). Te Whatu Ora has statutory obligations under the Pae Ora Act 2022, New Zealand Public Health and Disability Act 2000 and the Health Act 1956 to improve, promote and protect the health of people and communities of Aotearoa New Zealand.

Within Te Whatu Ora sits the National Public Health Service (NPHS) which delivers national, regional and local programmes of health promotion, protection and prevention. Ngā Tai is one of the regional public health services under the NPHS. Ngā Tai Ora are tasked with promoting and protecting the health of Te Tai Tokerau communities, and preventing diseases, with actions focused on reducing inequities, influencing health determinants and supporting people to be healthy where they live, learn, work and play.

The submission includes feedback from a Medical Officer of Health (MOoH) and Health Protection Officers (HPO), and Ngā Tai Ora. The MOoH of Te Whatu Ora is a public health physician who provides independent specialist advice on matters that relate to population health. MOoH and HPOs have an overall statutory role to improve, promote and protect the health of Northlanders and the Northland Public.

This further submission is made on behalf of Te Whatu Ora – Ngā Tai Ora (shortened to “Te Whatu Ora” in the more detailed further submission table on the preceding pages).

² <https://www.tewhatauora.govt.nz/whats-happening/what-to-expect/for-the-health-workforce/public-health-workforce-development/about-public-health>

³ <https://www.northlanddoh.org.nz/our-services/a-z/public-health/>

2.0 Specific Further Submission Points on PDP

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S521.001	Vision Kerikeri	General/Process	Support	Development of spatial and strategic direction for District’s urban centres is consistent with Te Whatu Ora’s original relief sought to establish a centres hierarchy.	Accept
S529.003	Carbon Neutral NZ Trust	General/Process	Support in Part	Introduction of more subzones or precincts in accordance with the National Planning Standards is consistent with Te Whatu Ora’s original relief sought to establish a centre hierarchy.	Accept in Part
S529.066	Carbon Neutral NZ Trust	General/Process	Support in Part	Developing spatial and strategic direction for the District’s urban centres is consistent with Te Whatu Ora’s original relief sought to establish a centre hierarchy.	Accept in Part
S137.004	Lynley Newport	General/Plan Content	Oppose in Part	Introduction of a Mixed Use Zone is supported, however the PDP proposes a generic use of MUZ. Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments.	Reject in Part
S178.018	Reuben Wright	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora agree that the proposed referencing to Engineering Standards should	Accept in Part

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				be amended and the relationship between documents should be reviewed.	
S188.002	Puketotara Lodge Ltd	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development.	Accept in Part
S250.002	Willowridge Developments Limited	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support the inclusion of policies to give effect to objectives in the Strategic Development Chapters.	Accept in Part
S252.003	Hall Nominees Limited	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development.	Accept in Part
S252.006	Hall Nominees Limited	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development.	Accept in Part
S271.033	Our Kerikeri Community Charitable Trust	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development.	Accept in Part
S274.006	Our Kerikeri Community Charitable Trust	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support quality and compact urban form, urban design strategies and guidelines will contribute to this outcome.	Accept in Part
S325.002	Adrian and Sue Knight	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development.	Accept in Part

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S338.007	Our Kerikeri Community Charitable Trust	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support quality and compact urban form, urban design strategies and guidelines will contribute to this outcome.	Accept in Part
S338.47	Our Kerikeri Community Charitable Trust	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development.	Accept in Part
S339.001	Te Aupōuri Commercial Development Ltd	General/Plan Content/Miscellaneous	Support	Te Whatu Ora agree that the How the Plan Works Chapter should be amended to provide clear direction with respect to Overlays and provisions which prevail over underlying zones.	Accept
S339.002	Te Aupōuri Commercial Development Ltd	General/Plan Content/Miscellaneous	Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept
S339.016	Te Aupōuri Commercial Development Ltd	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support the amendment of the Strategic Direction Chapter to provide clear direction and include policies.	Accept in Part
S340.007	Rosemorn Industries Limited	General/Plan Content/Miscellaneous	Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept
S344.001	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	General/Plan Content/Miscellaneous	Support	Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments.	Accept

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S344.002	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	General/Plan Content/Miscellaneous	Support	Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments.	Accept
S344.027	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	General/Plan Content/Miscellaneous	Support	Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments.	Accept
S363.001	Foodstuffs North Island Limited	General/Plan Content/Miscellaneous	Support	Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments.	Accept
S371.001	Bunnings Limited	General/Plan Content/Miscellaneous	Support	Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments.	Accept
S386.001	Sarah Ballantyne and Dean Agnew	General/Plan Content/Miscellaneous	Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept
S427.006	Kapiro Residents Association	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support quality and compact urban form, urban design strategies and guidelines will contribute to this outcome.	Accept in Part

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S475.002	Robert Keith Beale	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development.	Accept in Part
S522.006	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support quality and compact urban form, urban design strategies and guidelines will contribute to this outcome.	Accept in Part
S522.033	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development.	Accept in Part
S529.006	Carbon Neutral NZ Trust	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support quality and compact urban form, urban design strategies and guidelines will contribute to this outcome.	Accept in Part
S529.098	Carbon Neutral NZ Trust	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development.	Accept in Part
S534.003	Roger Atkinson	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development.	Accept in Part
S535.004	John and Rose Whitehead	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development.	Accept in Part
S209.002	Audrey Campbell-Frear	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora support the review of the suite of commercial zones proposed and zoning that reflects commercial development.	Accept in Part

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S371.003	Bunnings Limited	General/Plan Content/Miscellaneous	Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept
S371.028	Bunnings Limited	General/Plan Content/Miscellaneous	Support in Part	Te Whatu Ora agree that the proposed referencing to Engineering Standards should be amended and the relationship between documents should be reviewed.	Accept in Part
S385.031	McDonalds Restaurants NZ Limited	District Plan Framework	Support in Part	Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments.	Accept in Part
S446.034	Kapiro Conservation Trust	District Plan Framework	Support in Part	Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments.	Accept in Part
S446.040	Kapiro Conservation Trust	District Plan Framework	Support in Part	Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments.	Accept in Part
S446.040	Kapiro Conservation Trust	District Plan Framework	Support in Part	Te Whatu Ora agree that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S511.018	Royal Forest and Bird Protection Society of New Zealand	District Plan Framework	Support in Part	Te Whatu Ora agree that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part
S338.008	Our Kerikeri Community Charitable Trust	Approach to Integrated Management	Support in Part	Te Whatu Ora supports the establishment of a centres hierarchy with identification of growth aspirations to establish consolidated, vibrant urban environments.	Accept in Part
S167.001	Bentzen Farm Limited	Applications Subject to Multiple Provisions	Support in Part	Te Whatu Ora agree that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part
S168.001	Setar Thirty Six Limited	Applications Subject to Multiple Provisions	Support in Part	Te Whatu Ora agree that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part
S187.001	The Shooting Box Limited	Applications Subject to Multiple Provisions	Support in Part	Te Whatu Ora agree that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part
S243.001	Matauri Trustee Limited	Applications Subject to Multiple Provisions	Support in Part	Te Whatu Ora agree that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S344.003	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	Applications Subject to Multiple Provisions	Support in Part	Te Whatu Ora agree that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part
S363.002	Foodstuffs North Island Limited	Applications Subject to Multiple Provisions	Support in Part	Te Whatu Ora agree that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part
S483.023	Top Energy Limited	Applications Subject to Multiple Provisions	Support in Part	Te Whatu Ora agree that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part
S425.001	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust	Applications Subject to Multiple Provisions	Support in Part	Te Whatu Ora agree that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part
S335.029	BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy Limited	Definitions/Commercial Activity	Oppose in Part	Te Whatu Ora seek amendment to the commercial activities definitions to include nesting tables and a definition of Food and Beverage Activities.	Reject in Part
S336.001	Z Energy Limited	Definitions/Commercial Activity	Oppose in Part	Te Whatu Ora seek amendment to the commercial activities definitions to include nesting tables and a definition of Food and Beverage Activities.	Reject in Part

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S437.003	FNR Properties Limited	Definitions/Commercial Activity	Support in Part	Te Whatu Ora seek amendment to the commercial activities definitions to include nesting tables and a definition of Food and Beverage Activities.	Accept in Part
S271.002	Our Kerikeri Community Charitable Trust	Definitions – Infrastructure	Oppose	Te Whatu Ora seek amendment to this definition to clarify relationship with “development infrastructure” and to include natural solutions in this definition.	Reject
S416.001	KiwiRail Holdings Limited	Definitions – Infrastructure	Oppose	Te Whatu Ora seek amendment to this definition to clarify relationship with “development infrastructure” and to include natural solutions in this definition.	Reject
S446.002	Kapiro Conservation Trust	Definitions – Infrastructure	Oppose	Te Whatu Ora seek amendment to this definition to clarify relationship with “development infrastructure” and to include natural solutions in this definition.	Reject
S454.005	Transpower New Zealand Limited	Definitions – Infrastructure	Oppose	Te Whatu Ora seek amendment to this definition to clarify relationship with “development infrastructure” and to include natural solutions in this definition.	Reject
S489.001	Radio New Zealand	Definitions – Infrastructure	Oppose	Te Whatu Ora seek amendment to this definition to clarify relationship with “development infrastructure” and to include natural solutions in this definition.	Reject

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S524.002	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Definitions – Infrastructure	Oppose	Te Whatu Ora seek amendment to this definition to clarify relationship with “development infrastructure” and to include natural solutions in this definition.	Reject
S529.067	Carbon Neutral NZ Trust	Definitions – Infrastructure	Oppose	Te Whatu Ora seek amendment to this definition to clarify relationship with “development infrastructure” and to include natural solutions in this definition.	Reject
S250.001	Willowridge Developments Limited	Definitions – New Definition	Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept
S344.004	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	Definitions – New Definition	Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept
S363.004	Foodstuffs North Island Limited	Definitions – New Definition	Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept
S371.006	Bunnings Limited	Definitions – New Definition	Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept
S385.001	McDonalds Restaurants NZ Limited	Definitions – New Definition	Support	Te Whatu Ora agree that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S385.033	McDonalds Restaurants NZ Limited	Definitions – New Definition	Support	Te Whatu Ora support the inclusion of a definition for “food and beverage” activities.	Accept
Strategic Direction					
S271.008	Our Kerikeri Community Charitable Trust	Urban Form and Development – Objectives – New	Support in part	Te Whatu Ora support quality and compact urban form, urban design strategies and guidelines will contribute to this outcome.	Accept in Part
S349.005	Neil Construction Limited	Urban Form and Development – Objectives	Support in part	Te Whatu Ora endorses enabling urban consolidation and intensification of existing centres/settlements. A compact urban form results in efficiencies in the provision of public transport and community cohesion, and ultimately is beneficial in terms of achieving positive public health outcomes.	Accept in Part
S349.005	Waka Kotahi NZ Transport Agency	Urban Form and Development – Objectives	Support in part	Te Whatu Ora endorses enabling urban consolidation and intensification of existing centres/settlements. A compact urban form results in efficiencies in the provision of public transport and community cohesion, and ultimately is beneficial in terms of achieving positive public health outcomes.	Accept in Part
S446.008	Kapiro Conservation Trust	Urban Form and Development – Objectives	Support in part	Te Whatu Ora endorses enabling urban consolidation and intensification of existing centres/settlements. A compact urban form results in efficiencies in the provision of public transport and community cohesion,	Accept in Part

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				and ultimately is beneficial in terms of achieving positive public health outcomes.	
S524.008	Vision Kerikeri (Vision for Kerikeri and Environs VKK)	Urban Form and Development – Objectives	Support in part	Te Whatu Ora endorses enabling urban consolidation and intensification of existing centres/settlements. A compact urban form results in efficiencies in the provision of public transport and community cohesion, and ultimately is beneficial in terms of achieving positive public health outcomes.	Accept in Part
S529.073	Carbon Neutral NZ Trust	Urban Form and Development – Objectives	Support in part	Te Whatu Ora endorses enabling urban consolidation and intensification of existing centres/settlements. A compact urban form results in efficiencies in the provision of public transport and community cohesion, and ultimately is beneficial in terms of achieving positive public health outcomes.	Accept in Part
S356.006	Waka Kotahi NZ Transport Agency	Urban Form and Development – SD-UFD-O2	Support	Te Whatu Ora seek to retain this objective as notified.	Accept
S463.005	Waiaua Bay Farm Limited	Urban Form and Development – SD-UFD-O2	Oppose in part	Te Whatu Ora seek to retain this objective as notified.	Reject in part

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S512.009	Fire and Emergency New Zealand	Urban Form and Development – SD-UFD-O2	Support	Te Whatu Ora seek to retain this objective as notified.	Accept
S561.015	Kāinga Ora Homes and Communities	Urban Form and Development – SD-UFD-O2	Support	Te Whatu Ora seek to retain this objective as notified.	Accept
S331.009	Ministry of Education Te Tāhuhu o Te Mātauranga	Urban Form and Development – SD-UFD-O3	Oppose in part	Te Whatu Ora seek to amend this objective.	Reject in part
S356.007	Waka Kotahi NZ Transport Agency	Urban Form and Development – SD-UFD-O3	Oppose in part	Te Whatu Ora seek to amend this objective.	Reject in part
S512.010	Fire and Emergency New Zealand	Urban Form and Development – SD-UFD-O3	Oppose in part	Te Whatu Ora seek to amend this objective.	Reject in part
S561.016	Kāinga Ora Homes and Communities	Urban Form and Development – SD-UFD-O3	Oppose in part	Te Whatu Ora seek to amend this objective.	Reject in part
S356.008	Waka Kotahi NZ Transport Agency	Urban Form and Development – SD-UFD-O4	Oppose in part	Te Whatu Ora seek to amend this objective.	Reject in part
S477.011	Te Waka Pupuri Putea Trust	Urban Form and Development – SD-UFD-O4	Support in part	Te Whatu Ora seek to amend this objective.	Accept in part

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S512.011	Fire and Emergency New Zealand	Urban Form and Development – SD-UFD-O4	Oppose in part	Te Whatu Ora seek to amend this objective.	Reject in part
S561.017	Kāinga Ora Homes and Communities	Urban Form and Development – SD-UFD-O4	Oppose in part	Te Whatu Ora seek to amend this objective.	Reject in part
Infrastructure					
S442.057	Kapiro Conservation Trust	Infrastructure Objectives –	Support in part	Te Whatu Ora supports provision for Regionally Significant Infrastructure.	Accept in part
S511.037	Royal Forest and Bird Protection Society of New Zealand	Infrastructure Objectives –	Support in part	Te Whatu Ora supports provision for Regionally Significant Infrastructure.	Accept in part
S165.005	Arvida Group Limited	Infrastructure – I-O1	Support in part	Te Whatu Ora seeks to amend this objective to provide for sustainable infrastructure.	Accept in part
S331.012	Ministry of Education Te Tāhuhu o Te Mātauranga	Infrastructure – I-O1	Support in part	Te Whatu Ora seeks to amend this objective to provide for sustainable infrastructure.	Accept in part
S416.011	KiwiRail Holdings Limited	Infrastructure – I-O1	Oppose	Te Whatu Ora seeks to amend this objective to provide for sustainable infrastructure.	Reject
S421.020	Northland Federated Farmers of New Zealand	Infrastructure – I-O1	Oppose	Te Whatu Ora seeks to amend this objective to provide for sustainable infrastructure.	Reject

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S454.036	Transpower New Zealand Limited	Infrastructure – I-O1	Oppose	Te Whatu Ora seeks to amend this objective to provide for sustainable infrastructure.	Reject
S463.011	Waiaua Bay Farm Limited	Infrastructure – I-O1	Oppose	Te Whatu Ora seeks to amend this objective to provide for sustainable infrastructure.	Reject
S489.011	Radio New Zealand	Infrastructure – I-O1	Oppose	Te Whatu Ora seeks to amend this objective to provide for sustainable infrastructure.	Reject
S561.019	Kāinga Ora Homes and Communities	Infrastructure – I-O1	Oppose	Te Whatu Ora seeks to amend this objective to provide for sustainable infrastructure.	Reject
S511.038	Royal Forest and Bird Protection Society of New Zealand	Infrastructure – Policies	Support in part	Te Whatu Ora seek appropriate provision and enablement of Regionally Significant Infrastructure.	Accept in part
S442.058	Kapiro Conservation Trust	Infrastructure – Policies	Support in part	Te Whatu Ora seek appropriate provision and enablement of Regionally Significant Infrastructure.	Accept in part
S511.042	Royal Forest and Bird Protection Society of New Zealand	Infrastructure – Policies	Support in part	Te Whatu Ora seek appropriate provision and enablement of Regionally Significant Infrastructure.	Accept in part
S511.043	Royal Forest and Bird Protection Society of New Zealand	Infrastructure – Policies	Support in part	Te Whatu Ora seek appropriate provision and enablement of Regionally Significant Infrastructure.	Accept in part
S529.176	Carbon Neutral NZ Trust	Infrastructure –I-R17	Oppose in part	Te Whatu Ora consider that this rule will result in unnecessary cost and delay for provision of public infrastructure and it	Reject in part

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				should provide for three waters infrastructure outside of sensitive locations.	
Transport					
S184.006	Northland Transport Alliance	Transport – TRAN-P5	Support in part	Te Whatu Ora support amendment of this policy to provide for multi-modal transport methods.	Accept in part
S184.007	Northland Transport Alliance	Transport – TRAN-P5	Support in part	Te Whatu Ora support amendment of this policy to provide for multi-modal transport methods.	Accept in part
S271.023	Our Kerikeri Community Charitable Trust	Transport – TRAN-P5	Support in part	Te Whatu Ora support amendment of this policy to provide for multi-modal transport methods.	Accept in part
S331.024	Ministry of Education Te Tāhuhu o Te Mātauranga	Transport – TRAN-P5	Support in part	Te Whatu Ora support amendment of this policy to provide for multi-modal transport methods.	Accept in part
S335.027	BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy Limited	Transport – TRAN-P5	Support in part	Te Whatu Ora support amendment of this policy to provide for multi-modal transport methods.	Accept in part
S356.035	Waka Kotahi NZ Transport Agency	Transport – TRAN-P5	Support in part	Te Whatu Ora support amendment of this policy to provide for multi-modal transport methods.	Accept in part

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S425.017	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust	Transport – TRAN-P5	Support in part	Te Whatu Ora support amendment of this policy to provide for multi-modal transport methods.	Accept in part
S427.014	Kapiro Residents Association	Transport – TRAN-P5	Support in part	Te Whatu Ora support amendment of this policy to provide for multi-modal transport methods.	Accept in part
S463.020	Waiaua Bay Farm Limited	Transport – TRAN-P5	Support in part	Te Whatu Ora support amendment of this policy to provide for multi-modal transport methods.	Accept in part
S524.023	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Transport – TRAN-P5	Support in part	Te Whatu Ora support amendment of this policy to provide for multi-modal transport methods.	Accept in part
S529.003	Carbon Neutral NZ Trust	Transport – TRAN-P5	Support in part	Te Whatu Ora support amendment of this policy to provide for multi-modal transport methods.	Accept in part
S356.023	Kāinga Ora Homes and Communities	Transport – TRAN-P5	Support in part	Te Whatu Ora support amendment of this policy to provide for multi-modal transport methods.	Accept in part
S215.016	Haigh Workman Limited	Transport Rules	Support in part	Te Whatu Ora consider that clarity of road sealing requirements is important. There are health impacts associated with unsealed rural roads. There are significant concerns regarding the effects that dust generated from unsealed rural roads can have on	Accept in part

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				adjacent sensitive activities (e.g., residential units) that are not appropriately setback from the road.	
S344.009	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	Transport – Rules	Support	Te Whatu Ora agree that the proposed referencing to Engineering Standards should be amended and the relationship between documents should be reviewed.	Accept
S363.011	Foodstuffs North Islands Limited	Transport – Rules	Support	Te Whatu Ora agree that the proposed referencing to Engineering Standards should be amended and the relationship between documents should be reviewed.	Accept
S184.010	Northland Transport Alliance	Transport – Notes	Support	Te Whatu Ora agree that the proposed referencing to Engineering Standards should be amended and the relationship between documents should be reviewed.	Accept
S45.032	Puketona Business Park Limited	Transport – TRAN-R4	Support in part	Te Whatu Ora generally support Rule TRAN-R4 (Electric Vehicle Charging Stations) but consider that the rule also needs to be furthered by providing for safe and secure electric bicycle and electric scooter (disability) charging stations.	Accept in part
S184.015	Northland Transport Alliance	Transport – TRAN-R4	Support in part	Te Whatu Ora generally support Rule TRAN-R4 (Electric Vehicle Charging Stations) but consider that the rule also needs to be furthered by providing for safe and secure	Accept in part

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				electric bicycle and electric scooter (disability) charging stations.	
S335.028	BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy Limited	Transport – TRAN-R4	Support in part	Te Whatu Ora generally support Rule TRAN-R4 (Electric Vehicle Charging Stations) but consider that the rule also needs to be furthered by providing for safe and secure electric bicycle and electric scooter (disability) charging stations.	Accept in part
S336.005	Z Energy Limited	Transport – TRAN-R4	Support in part	Te Whatu Ora generally support Rule TRAN-R4 (Electric Vehicle Charging Stations) but consider that the rule also needs to be furthered by providing for safe and secure electric bicycle and electric scooter (disability) charging stations.	Accept in part
S356.039	Waka Kotahi NZ Transport Agency	Transport – TRAN-R4	Support in part	Te Whatu Ora generally support Rule TRAN-R4 (Electric Vehicle Charging Stations) but consider that the rule also needs to be furthered by providing for safe and secure electric bicycle and electric scooter (disability) charging stations.	Accept in part
S172.016	Terra Group	Transport – TRAN- S1	Support in part	Te Whatu Ora support the requirements for bicycle and accessible car parking spaces and seek to retain as notified.	Accept in part

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S184.009	Northland Transport Alliance	Transport – TRAN- S1	Support in part	Te Whatu Ora support the requirements for bicycle and accessible car parking spaces and seek to retain as notified.	Accept in part
S184.018	Northland Transport Alliance	Transport – TRAN- S1	Support in part	Te Whatu Ora support the requirements for bicycle and accessible car parking spaces and seek to retain as notified.	Accept in part
S215.002	Haigh Workman Limited	Transport – TRAN- S1	Support	Te Whatu Ora support the requirements for bicycle and accessible car parking spaces and seek to retain as notified.	Accept
S331.027	Ministry of Education Te Tāhuhu o Te Mātauranga	Transport – TRAN- S1	Oppose in part	Te Whatu Ora support the requirements for bicycle and accessible car parking spaces and seek to retain as notified.	Reject in part
S502.095	Northland Planning and Development 2020 Limited	Transport – TRAN- S1	Oppose in part	Te Whatu Ora support the requirements for bicycle and accessible car parking spaces and seek to retain as notified.	Reject in part
S512.017	Fire and Emergency New Zealand	Transport – TRAN- S1	Support in part	Te Whatu Ora support the requirements for bicycle and accessible car parking spaces and seek to retain as notified.	Accept in part
S502.096	Northland Planning and Development 2020 Limited	Transport – TRAN Table 4	Oppose	Te Whatu Ora support the provision of end of trip facilities to support multi-modal transport options.	Accept in part
Natural Hazards					

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S331.034	Ministry of Education Te Tāhuhu o Te Mātauranga	Natural Hazards – NH-R7	Support in part	Te Whatu Ora support this rule as notified.	Accept in part
S421.074	Northland Federated Farmers of New Zealand	Natural Hazards – NH-R7	Support in part	Te Whatu Ora support this rule as notified.	Accept in part
S356.049	Waka Kotahi NZ Transport Agency	Natural Hazards – NH-R8	Support	Te Whatu Ora support this rule as notified.	Accept
S548.005	Omata Estate	Natural Hazards – NH-S1	Oppose	Te Whatu Ora support the standard and seek to improve links in the standards table.	Reject
Hazardous Substances					
S304.005	Ngati Rangi ki Ngawha Hapu	Hazardous Substances – HS-R2	Support in part	Te Whatu Ora seek to amend the provisions to require a setback from “Significant Hazardous Facilities”.	Accept in part
S331.037	Ministry of Education Te Tāhuhu o Te Mātauranga	Hazardous Substances – HS-R2	Support in part	Te Whatu Ora seek to amend the provisions to require a setback from “Significant Hazardous Facilities”.	Accept in part
S331.038	Ministry of Education Te Tāhuhu o Te Mātauranga	Hazardous Substances – HS-R2	Support in part	Te Whatu Ora seek to amend the provisions to require a setback from “Significant Hazardous Facilities”.	Accept in part
S342.020	Waipapa Pine Limited and Adrian Broughton Trust	Hazardous Substances – HS-R2	Support in part	Te Whatu Ora seek to amend the provisions to require a setback from “Significant Hazardous Facilities”.	Accept in part

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S421.085	Northland Federated Farmers of New Zealand	Hazardous Substances – HS-R2	Support in part	Te Whatu Ora seek to amend the provisions to require a setback from “Significant Hazardous Facilities”.	Accept in part
S512.017	Fire and Emergency New Zealand	Hazardous Substances – HS-R2	Support in part	Te Whatu Ora seek to amend the provisions to require a setback from “Significant Hazardous Facilities”.	Accept in part
S515.010	Ngati Rangī ki Ngawha	Hazardous Substances – HS-R2	Support in part	Te Whatu Ora seek to amend the provisions to require a setback from “Significant Hazardous Facilities”.	Accept in part
S421.088	Northland Federated Farmers of New Zealand	Hazardous Substances – HS-R8	Support in part	Te Whatu Ora seek to amend the provisions to require a setback from “Significant Hazardous Facilities”.	Accept in part
S331.037	Ministry of Education Te Tāhuhu o Te Mātauranga	Hazardous Substances – HS-R11	Support	Te Whatu Ora support the retention of this rule as notified.	Accept
Subdivision					
S117.001	Lynley Newport	Subdivision – SUB-R8	Support in part	Te Whatu Ora seek to amend rule SUB-R8 to locate building platforms, access and services in the least as risk portion of the parent site.	Accept in part
S178.003	Reuben Wright	Subdivision – SUB-R8	Support in part	Te Whatu Ora seek to amend rule SUB-R8 to locate building platforms, access and services in the least as risk portion of the parent site.	Accept in part

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S204.001	Thomson Survey Limited	Subdivision – SUB-R8	Support in part	Te Whatu Ora seek to amend rule SUB-R8 to locate building platforms, access and services in the least as risk portion of the parent site.	Accept in part
S561.049	Kāinga Ora Homes and Communities	Subdivision – SUB-R11	Support in part	Te Whatu Ora seek to amend SUB-R11 and SUB-R12 to be a permitted activity where building platforms and associated access for each allotment is located wholly outside the spatial extent of the Coastal Hazard Area.	Accept in part
S561.050	Kāinga Ora Homes and Communities	Subdivision – SUB-R12	Support in part	Te Whatu Ora seek to amend SUB-R11 and SUB-R12 to be a permitted activity where building platforms and associated access for each allotment is located wholly outside the spatial extent of the Coastal Hazard Area.	Accept in part
S215.033	Haigh Workman Limited	Subdivision – SUB-S4	Support in part	Te Whatu Ora agree that the proposed referencing to Engineering Standards should be amended and the relationship between documents should be reviewed.	Accept in Part
S554.010	Kiwi Fresh Orange Company Limited	Subdivision – SUB-S4	Support in part	Te Whatu Ora agree that the proposed referencing to Engineering Standards should be amended and the relationship between documents should be reviewed.	Accept in Part
S110.002	Lynley Newport	Subdivision – SUB-S5	Support in part	Te Whatu Ora submit that the proposed referencing to Engineering Standards should	Accept in Part

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				be amended and the relationship between documents should be reviewed.	
S138.010	Kairo Connection Trust and Habitat for Humanity Northern Region Ltd	Subdivision – SUB-S5	Support in part	Te Whatu Ora submit that the proposed referencing to Engineering Standards should be amended and the relationship between documents should be reviewed.	Accept in Part
S172.010	Terra Group	Subdivision – SUB-S5	Oppose	Te Whatu Ora submit that the proposed referencing to Engineering Standards should be amended and the relationship between documents should be reviewed.	Reject
S207.002	Thomson Survey Limited	Subdivision – SUB-S5	Support in part	Te Whatu Ora submit that the proposed referencing to Engineering Standards should be amended and the relationship between documents should be reviewed.	Accept in Part
S215.034	Haigh Workman Limited	Subdivision – SUB-S5	Support in part	Te Whatu Ora submit that the proposed referencing to Engineering Standards should be amended and the relationship between documents should be reviewed.	Accept in Part
S551.011	Kiwi Fresh Orange Company Limited	Subdivision – SUB-S4	Oppose	Te Whatu Ora agree that the proposed referencing to Engineering Standards should be amended and the relationship between documents should be reviewed.	Reject
S344.020	Paihia Properties Holdings Corporate	Coastal Environment – CE-R12	Support in part	Te Whatu Ora seek to retain rule CE-R12.	Accept in part

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
	Trustee Limited and UP Management				
S407.002	Tapuaetahi Incorporation	Coastal Environment – CE-R12	Support in part	Te Whatu Ora seek to retain rule CE-R12.	Accept in part
S431.046	John Andrew Riddell	Coastal Environment – CE-R12	Support in part	Te Whatu Ora seek to retain rule CE-R12.	Accept in part
S90.005	Lynley Newport	Coastal Environment – CE-R14	Support in part	Te Whatu Ora seek to retain rule CE-R14.	Accept in part
S344.021	Paihia Properties Holdings Corporate Trustee Limited and UP Management	Coastal Environment – CE-R14	Support in part	Te Whatu Ora seek to retain rule CE-R14.	Accept in part
S493.010	William Goodfellow	Coastal Environment – CE-R14	Support in part	Te Whatu Ora seek to retain rule CE-R14.	Accept in part
S494.010	Ian Jepson	Coastal Environment – CE-R14	Support in part	Te Whatu Ora seek to retain rule CE-R14.	Accept in part
S496.008	Phillip Thorton	Coastal Environment – CE-R14	Support in part	Te Whatu Ora seek to retain rule CE-R14.	Accept in part
S497.008	Mark John Wyborn	Coastal Environment – CE-R14	Support in part	Te Whatu Ora seek to retain rule CE-R14.	Accept in part
S93.008	Lynley Newport	Coastal Environment – CE-R17	Oppose	Te Whatu Ora seek to delete this rule to avoid duplication with HZ-R8.	Reject

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S502.022	Northland Planning and Development 2020 Limited	Coastal Environment – CE-R17	Oppose	Te Whatu Ora seek to delete this rule to avoid duplication with HZ-R8.	Reject
S93.009	Lynley Newport	Coastal Environment – CE-R18	Oppose	Te Whatu Ora seek to delete this rule to avoid duplication with HZ-R8.	Reject
S502.023	Northland Planning and Development 2020 Limited	Coastal Environment – CE-R18	Oppose	Te Whatu Ora seek to delete this rule to avoid duplication with HZ-R8.	Reject
Noise					
S45.020	Puketona Business Park Limited	Noise-NOISE-P1	Oppose in part	Te Whatu Ora seek to amend this policy to protect public health.	Reject in part
S45.045	Puketona Business Park Limited	Noise – NOISE-R7	Support in part	Te Whatu Ora seek amendment of this rule to improve clarity and activities which potentially have adverse effects on public health should have controls.	Accept in part
S159.088	Horticulture New Zealand	Noise – NOISE-R7	Support in part	Te Whatu Ora seek amendment of this rule to improve clarity and activities which potentially have adverse effects on public health should have controls.	Accept in part
S167.087	Bentzen Farm Limited	Noise – NOISE-R7	Oppose in part	Te Whatu Ora seek amendment of this rule to improve clarity and activities which potentially have adverse effects on public health should have controls.	Reject in part

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S168.085	Setar Thirty Six Limited	Noise – NOISE-R7	Oppose in part	Te Whatu Ora seek amendment of this rule to improve clarity and activities which potentially have adverse effects on public health should have controls.	Reject in part
S182.021	NZ Agricultural Aviation Association	Noise – NOISE-R7	Oppose in part	Te Whatu Ora seek amendment of this rule to improve clarity and activities which potentially have adverse effects on public health should have controls.	Reject in part
S187.076	The Shooting Box Limited	Noise – NOISE-R7	Oppose in part	Te Whatu Ora seek amendment of this rule to improve clarity and activities which potentially have adverse effects on public health should have controls.	Reject in part
S217.019	New Zealand Defence Force	Noise – NOISE-R7	Oppose in part	Te Whatu Ora seek amendment of this rule to improve clarity and activities which potentially have adverse effects on public health should have controls.	Reject in part
S222.079	Wendover Two Limited	Noise – NOISE-R7	Oppose in part	Te Whatu Ora seek amendment of this rule to improve clarity and activities which potentially have adverse effects on public health should have controls.	Reject in part
S243.105	Matauri Trustee Limited	Noise – NOISE-R7	Oppose in part	Te Whatu Ora seek amendment of this rule to improve clarity and activities which potentially have adverse effects on public health should have controls.	Reject in part

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S333.077	P S Yates Family Trust	Noise – NOISE-R7	Oppose in part	Te Whatu Ora seek amendment of this rule to improve clarity and activities which potentially have adverse effects on public health should have controls.	Reject in part
S421.198	Northland Federated Farmers of New Zealand	Noise – NOISE-R7	Oppose in part	Te Whatu Ora seek amendment of this rule to improve clarity and activities which potentially have adverse effects on public health should have controls.	Reject in part
S463.082	Waiaua Bay Farm Limited	Noise – NOISE-R7	Oppose in part	Te Whatu Ora seek amendment of this rule to improve clarity and activities which potentially have adverse effects on public health should have controls.	Reject in part
S45.046	Puketona Business Park Limited	Noise – NOISE-R8	Oppose in part	Te Whatu Ora seek amendment of this rule to ensure that the three permitted activity consideration apply in conjunction and not as alternatives.	Reject in part
S159.089	Horticulture New Zealand	Noise-NOISE-R8	Oppose in part	Te Whatu Ora seek amendment of this rule to ensure that the three permitted activity consideration apply in conjunction and not as alternatives.	Reject in part
S45.047	Puketona Business Park Limited	Noise – NOISE-R9	Oppose in part	Te Whatu Ora seek amendment of this rule to ensure that the three permitted activity consideration apply in conjunction and not as	Reject in part

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				alternatives. The term maximum noise should be avoided.	
S159.090	Horticulture New Zealand	Noise-NOISE-R9	Oppose in part	Te Whatu Ora seek amendment of this rule to ensure that the three permitted activity consideration apply in conjunction and not as alternatives. The term maximum noise should be avoided.	Reject in part
S331.054	Ministry of Education Te Tāhuhu o Te Mātauranga	Noise-NOISE-R9	Oppose in part	Te Whatu Ora seek amendment of this rule to ensure that the three permitted activity consideration apply in conjunction and not as alternatives. The term maximum noise should be avoided.	Reject in part

Attachment 4 – Northland Regional Policy Statement Provisions

PART 3: OBJECTIVES

3.6 Economic activities – reverse sensitivity and sterilisation

The viability of land and activities important for Northland’s economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:

- (a) Reverse sensitivity for existing:
 - (i) Primary production activities;
 - (ii) Industrial and commercial activities;
 - (iii) Mining*; or
 - (iv) Existing and planned regionally significant infrastructure; or
- (b) Sterilisation of:
 - (i) Land with regionally significant mineral resources; or
 - (ii) Land which is likely to be used for regionally significant infrastructure.

*Includes aggregates and other minerals.

Objective 3.6 addresses the following issues:	
2.3 Infrastructure and economic activities	2.4 Regional form
Objective 3.6 is achieved by the following policies:	
5.1 Regional form	

Explanation:

This objective recognises there are activities and land that should be protected from the negative impacts of subdivision, use and development because of their importance to Northland’s economy.

The impacts councils can manage are those that come from incompatible development and land use, primarily reverse sensitivity and sterilisation (refer to Issue 2.3 for descriptions of reverse sensitivity and sterilisation).

The establishment of any sensitive activity in close proximity to the above mentioned activities, without appropriate mitigation, has the potential to cause reverse sensitivity effects. In Northland, the activities that are most likely to give rise to these effects are residential subdivision and development.

The focus is on protecting the viability of land and activities important for Northland's economy. Rather than absolute protection, it allows for some minor impediment or restriction (for example, noise or discharge restrictions) but not to the extent that it would make the use of the land or activity unviable, or would substantively interfere with the continued operation of existing lawfully established activities at current levels.

Primary production, commercial and industrial activities, mining and infrastructure have been highlighted because of their particular contribution to the economy (actual and potential) and their sensitivity to the impacts of reverse sensitivity and sterilisation.

Primary production (such as dairy farming, horticulture, forestry, aquaculture and poultry farming) is the biggest contributor to Northland's economy. For rural landowners, subdivision is a 'double-edged sword'. On the one hand it provides an opportunity for rural landowners to make money. But on the other hand, subdivision can result in reverse sensitivity issues (that is, there are more people to complain about the noise, smells and sprays from primary production activities and place pressure on councils to change the rules to limit these activities).

Mining is particularly sensitive to the impacts of residential development and the establishment of other sensitive activities. It is also very important for the regional economy. Aggregates are a critical 'ingredient' for construction (such as roads and buildings), and the main cost of aggregates is transport. The more that can be sourced locally, the cheaper it will be for new construction. There are also direct economic benefits to Northland from the mining itself, such as jobs and the consumption of local goods and services. The objective focuses on land with regionally significant mineral resources, that is, it does not include land which may have regionally significant mineral resources (but have not been identified as such).

Regionally significant infrastructure is inherently important for the regional economy. Its development is generally very costly in terms of capital and in many cases routes or sites are secured years before the infrastructure is developed. Securing alternative sites for existing regionally significant infrastructure is extremely difficult. It is important that protection is afforded to proposed infrastructure sites as well as protecting existing regionally significant infrastructure from the effects of incompatible activities. Policies 3.7(a)(iv) and (b)(ii) are intended to apply to existing and planned regionally significant infrastructure. In this instance, planned means infrastructure that has been identified and provided for in a notice of requirement, designation, consent, a regional or district plan, the Northland Regional Land Transport Strategy or a document prepared using the special consultative process under the Local Government Act 2002.

3.8 Efficient and effective infrastructure:

Manage resource use to:

- (iii) Optimise the use of existing infrastructure;
- (iv) Ensure new infrastructure is flexible, adaptable, and resilient, and meets the reasonably foreseeable needs of the community; and
- (v) Strategically enable infrastructure to lead or support regional economic development and community wellbeing.

Objective 3.8 addresses the following issues:	
2.3 Infrastructure and economic activities	2.4 Regional form Objective
3.8 is achieved by the following policies:	
5.1 Regional form	5.2 Effective and efficient infrastructure

Explanation:

This objective recognises that upgrades to existing infrastructure and the building of new infrastructure are costly activities and resources are limited, so it is important to get the best out of existing infrastructure. This includes using demand management tools to manage the need for new infrastructure by making resource consumption more efficient.

Behaviour change through initiatives such as promoting resource efficiency in households and businesses (for example, energy efficient technology and appliances, efficient urban design principles such as passive solar heating and improved transport options) can significantly reduce or manage demand. This has a number of benefits, for example, the efficient use of energy minimises the pressure on energy generation and distribution and reduces business and household energy costs, improves transport energy efficiency and reduces greenhouse gas emissions. Additional co-benefits include improved mobility, improved health in insulated homes and increased comfort of commercial buildings.

Strategic planning for land use can also reduce demand on infrastructure such as public transport and reticulated water, as well as ensuring existing infrastructure can continue to operate efficiently by avoiding effects from incompatible activities. Where new or upgraded infrastructure is proposed, opportunities to use sustainable materials and practices should be explored.

Infrastructure should, as a principle, have sufficient flexibility, adaptability and resilience to meet the reasonably foreseeable needs of the future. Part of this objective therefore seeks to

help future-proof infrastructure for long-term use and ensure it can more efficiently adapt to changing technological, operational, economic, environmental and social conditions.

Infrastructure can also be an important tool in promoting economic development and community wellbeing. Part of maximising the value of infrastructure and ensuring its effectiveness is planning for the right infrastructure in the right place at the right time. This objective aims to ensure that planning for infrastructure is targeted to areas and sectors where it will have the most impact.

Population projections, environmental monitoring trends, anticipated economic development and social indicators (like social deprivation and access to drinking water) could be used to develop critical thresholds for ensuring infrastructure adequately meets the reasonably foreseeable needs of the community. By following this approach, the objective aims to improve the overall affordability and effectiveness of infrastructure.

There is also a need to integrate strategic infrastructure planning between Northland and other regions, including Auckland. To this end, infrastructure can often be used to achieve multiple outcomes. For example:

- A well-functioning and effective transport system can improve business efficiency, innovation, competition and trade, support concentrations of economic activities and facilitate a mobile and flexible work force.
- An effective broadband fibre network can provide economic benefits through new and innovative ways of doing business, access to new markets, improving communication and enhancing access to information and educational opportunities.
- A well-coordinated water storage system and reticulation network can provide water for multiple purposes including domestic and municipal supply, irrigation and the needs of industry.

3.13 Natural hazard risk

The risks and impacts of natural hazard events (including the influence of climate change) on people, communities, property, natural systems, infrastructure and our regional economy are minimised by:

- (a) Increasing our understanding of natural hazards, including the potential influence of climate change on natural hazard events;
- (b) Becoming better prepared for the consequences of natural hazard events;

- (c) Avoiding inappropriate new development in 10 and 100 year flood hazard areas and coastal hazard areas;
- (d) Not compromising the effectiveness of existing defences (natural and man-made);
- (e) Enabling appropriate hazard mitigation measures to be created to protect existing vulnerable development; and
- (f) Promoting long-term strategies that reduce the risk of natural hazards impacting on people and communities.
- (g) Recognising that in justified circumstances, critical infrastructure may have to be located in natural hazard-prone areas.

Objective 3.13 addresses the following issues:

2.6 Issues of significance to tangata whenua – natural and physical resources 2.7 Natural hazards

Objective 3.13 is achieved by the following policies:

7.1 Development in natural hazard-prone areas

7.2 General risk reduction policies

Explanation:

Under the RMA, people must be able to provide for their social and economic wellbeing; however, this needs to be balanced against the risk to people, property and infrastructure from natural hazard events. This objective seeks to minimise the risks and impacts of natural hazard events by, amongst other things, not compromising the effectiveness of existing defences (natural and man-made) and avoiding inappropriate development in hazard-prone areas.

There is an increasing amount of information that shows which areas in Northland are prone to damage from natural hazards and this enables informed assessments about the risk to people and property from natural hazards. Part (a) of this objective seeks to further increase our understanding of natural hazards (for example, by identifying and mapping new flood and coastal hazard areas). This work will be ongoing and is integral to minimising the risks and impacts of natural hazard events.

There is existing development within hazard-prone areas and enabling appropriate hazard mitigation measures to be created will help minimise the risks and impacts on these vulnerable communities.

Risk reduction is often less costly than the social and economic impact of the physical damage and potential loss of life caused by natural hazards.

Risk reduction measures may include:

- (a) Encouraging a change in land use to less vulnerable activities;
- (b) Considering the benefits of managed retreat, particularly where the costs of protection works exceed the benefits (primarily as a response to coastal erosion but also relevant to properties that are repeatedly inundated by floods);
- (c) Enhancing natural or artificial protection measures (for example, dunes and stopbanks);

- (d) Increasing river channel capacity to reduce flood risk; and
- (e) Not developing hazard-prone areas.

Climate change is explicitly included within this objective because under section 7 of the RMA, councils must have particular regard to the effects of a changing climate on their communities. Climate change is projected to have a significant impact on the risk from natural hazards by changing some of the hazard drivers (for example, sea level rise may lead to greater coastal erosion / inundation and an increase in high intensity short duration rainfall events could lead to more flash floods and land slips).

While there is some uncertainty over the possibility, extent and timing of climate change effects, when assessing natural hazard risk, councils should use the latest national guidance and the best available information on the impacts of climate change on natural hazard events. The Ministry for the Environment's latest set of national guidelines on climate change is already being used for planning purposes in Northland (for example, the projections for sea level rise and storm rainfall increase are reflected in the tsunami and flood modelling undertaken by the regional council). These guidelines have been accepted as a prudent approach to risk assessment in recent court cases because the future state of the environment is relevant in considering the effects of a proposal.

This objective seeks to ensure that risk posed by natural hazard events does not increase as a result of human activity. Certain human activities can increase the risk associated with natural hazards, particularly where those activities modify, reduce, remove or otherwise compromise existing defences against hazards such as dune systems, coastal vegetation, wetlands, flood plains and estuaries.

Activities that could compromise the effectiveness of existing defences include infilling of flood plains resulting from earthworks (this reduces the volume available to attenuate flood flows), raising roads and highways, vegetation clearance or the creation of impermeable surfaces (this leads to increased run-off) and the diversion of floodwater associated with structures erected on overland flow paths or in high velocity areas of flood plains.

PARTS 4 – 8: POLICIES AND METHODS

5. Policies and methods - Regional form and infrastructure

5.1 Regional form

5.1.1 Policy – Planned and coordinated development

Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:

- (a) Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;
- (b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;
- (c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;
- (d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;

- (e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;
- (f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils¹⁰, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and
- (g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.
- (h) Is or will be serviced by necessary infrastructure.

Note: in determining the appropriateness of subdivision, use and development (including development in the coastal environment – see next policy), all policies and methods in the Regional Policy Statement must be considered, particularly policies relating to natural character, features and landscapes, heritage, natural hazards, indigenous ecosystems and fresh and coastal water quality.

Explanation:

This policy aims to create a framework for getting the right development in the right place at the right time. It is a strategic and pro-active policy, designed to give effect to section 30(1)(gb) of the Resource Management Act 1991 (RMA), which gives regional councils the function of strategically integrating infrastructure with land use.

This policy gives effect to Objective 3.11 by ensuring there is a planned and coordinated approach to developing the built environment that anticipates and addresses cumulative effects. Well-designed development also provides for the wellbeing of people and communities now and into the future.

5.1.1(f) applies to subdivision and plan changes on land with highly versatile soils in primary production zones. Proponents should clearly demonstrate that the benefits to the public (social, economic, environmental and cultural) arising from subdivision or a plan change and subsequent development are greater than the benefits that would have occurred from productive use of the land. If the public benefits of retaining land with highly versatile soil for primary production activities is equal to or greater than the public benefits that would be gained from a proposed development it is expected that the land in question will remain available for primary production.

Appendix 2 contains the Regional Form and Development Guidelines. They will help new development to achieve sustainable regional form. Some developments will be able to support

certain aspects of the guidelines more than others and, in certain situations, some guidelines may need to be traded off against others. This aside, it is important that all guidelines are appropriately considered when councils are managing development.

The Regional Form and Development Guidelines apply to development in urban and rural areas. While it is recognised that some aspects of the guidelines may not be appropriate considerations in a rural setting, the majority of guidelines should be considered when undertaking rural development.

The Regional Urban Design Guidelines are intended to apply to the region's urban¹¹ areas. However, in some cases developers may benefit from applying portions of the guidelines to rural developments.

It is also critical that infrastructure considerations are effectively integrated with plans for development. There are many advantages of planning in this way including:

- Creating more vibrant communities by recognising the role infrastructure plays in economic, social and cultural wellbeing by ensuring infrastructure is in the right place at the right time;
- Avoiding constraints on the use and development of infrastructure;
- Avoiding costly and untimely / unplanned upgrading of infrastructure; and
- Avoiding adverse environmental effects caused by a lack of infrastructure.

The Regional Urban Design Guidelines in Appendix 2 are adapted from the design qualities described in the New Zealand Urban Design Protocol. The guidelines seek to ensure that developments consider the following design elements:

- Context;
- Character;
- Choice;
- Connections;
- Creativity;
- Custodianship; and
- Collaboration.

These guidelines are considered to be important tools to ensure new development is of a high quality and contributes to the identity of the place by providing attractive, user-friendly living environments.

5.2 Effective and Efficient Infrastructure

5.2.1 Policy – Managing the use of resources

Encourage development and activities to efficiently use resources, particularly network resources, water and energy, and promote the reduction and reuse of waste.

Explanation:

This policy provides for the wise use of resources, including infrastructure. It recognises that more efficient use of resources means we can get more value out of resources and the infrastructure that is used to carry those resources. This approach can be applied to both large and small users of resources – indeed the positive effect of smart resource use by large numbers of small consumers (householders) is likely to be significant.

The types of measures that could be promoted include, but are not limited to, effective siting of development to maximise use of resources (such as sunlight or existing wastewater infrastructure) and either providing or future-proofing the ability to harness natural resources (for example, solar energy). Technologies that have the potential to optimise resource consumption such as green roofs, rain gardens, renewable energy technologies, rainwater storage, and grey water recycling techniques can also be promoted. Consideration should be given to appropriate incentives or economic instruments to encourage efficient use of resources.

The Regional Form and Development Guidelines in Appendix 2 contribute to the implementation of this policy.

It also links to inter-regional consideration of resource use and infrastructure.

5.2.2 Policy – Future-proofing infrastructure

Encourage the development of infrastructure that is flexible, resilient, and adaptable to the reasonably foreseeable needs of the community

Explanation:

The intention of this policy is to ensure long-term consideration is given to the provision of new infrastructure. This policy complements Policy 5.2.1, which encourages wise resource use. Where new infrastructure is needed to satisfy demand, or where existing infrastructure is coming to the end of its life, consideration must be given to the long-term future need and demand for that infrastructure. The benefits of doing this are that it may be cheaper to make

small extra capacity allowances at an early stage of development rather than expensive retrofitting if development overtakes infrastructure capacity. Alternatively, a flexible platform could be provided that allows for easy expansion. Efficient planning for infrastructure will also decrease the likelihood of disruption to users from maintenance or upgrading.

Appendix 2 – Regional development and design guidelines

Part A) Regional form and development guidelines

New subdivision, use and development should:

- (a) Demonstrate access to a secure supply of water; and
- (b) Demonstrate presence or capacity or feasibility for effective wastewater treatment; and
- (c) If of an urban or residential nature connect well with existing development and make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield (undeveloped) areas; and
- (d) If of an urban or residential nature provide, where possible, opportunities to access a range of transport modes; and
- (e) If of a community-scale, encourage flexible, affordable and adaptable social infrastructure that is well located and accessible in relation to residential development, public transport services and other development; and
- (f) Recognise the importance of and provide for parks, in regards to medium and large-scale residential and residential / mixed use development.
- (g) If of a residential nature be, wherever possible, located close to or sited in a manner that is accessible to a broad range of social infrastructure; and
- (h) Be directed away from regionally significant mineral resources and setback from their access routes to avoid reverse sensitivity effects; and
- (i) Be designed, located and sited to avoid adverse effects on energy transmission corridors and consented or designated renewable energy generation sites (refer to 'Regional form and infrastructure' for more details and guidance); and
- (j) Be designed, located and cited to avoid significant adverse effects on transportation corridors and consented or designated transport corridors; and
- (k) Be directed away from 10-year and 100-year flood areas and high risk coastal hazard areas (refer to 'Natural hazards' for more details and guidance); and
- (l) Seek to maintain or improve outstanding landscape and natural character values and provide for the protection of significant historic and cultural heritage from inappropriate

- subdivision, use and development (refer to 'Land, Water and Common Resources' for more details and guidance); and
- (m) Protect significant ecological areas and species, and where possible enhance indigenous biological diversity (refer to 'Maintaining and enhancing indigenous ecosystems and species' for more details and guidance); and
 - (n) Maintain and improve public access to and along the coastal marine area, lakes and rivers; and
 - (o) Avoid or mitigate adverse effects on natural hydrological characteristics and processes (including aquifer recharge), soil stability, water quality and aquatic ecosystems, including through low impact design methods where appropriate; and
 - (p) Adopt, where appropriate, sustainable design technologies such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater storage and grey water recycling techniques; and
 - (q) Be designed to allow adaptation to the projected effects of climate change (refer to 'Natural Hazards' for more details and guidance); and
 - (r) Consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to the site of development; and
 - (s) Encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods); and
 - (t) Take into account adopted regional / sub-regional growth strategies; and
 - (u) Where appropriate, encourage housing choice and business opportunities, particularly within urban areas.

Part B) Regional urban design guidelines

Context

Quality urban design sees buildings, places and spaces not as isolated elements but as part of the whole town or city. In this regard, quality urban design:

- (a) Takes a long-term view; and
- (b) Recognises and builds on landscape context and character; and
- (c) Results in buildings and places that are adapted to local climatic conditions; and
- (d) Celebrates cultural identity and recognises the heritage values of a place.

Character

Quality urban design reflects and enhances the distinctive character and culture of our urban environments, and recognises that character is dynamic and evolving, not static. In this regard, quality urban design:

- (a) Reflects the unique identity of each town, city and neighbourhood and strengthens the positive characteristics that make each place distinctive; and
- (b) Protects and manages our heritage, including buildings, places and landscapes; and
- (c) Protects and enhances distinctive landforms, water bodies and indigenous plants and animals.

Choice

Quality urban design fosters diversity and offers people choice in the urban form of our towns and cities, and choice in densities, building types, transport options, and activities. Flexible and adaptable design provides for unforeseen uses, and creates resilient and robust towns and cities. In this regard, quality urban design:

- (a) Ensures urban environments (including open spaces) provide opportunities for all, including people with disabilities; and
- (b) Encourages a diversity of activities within mixed use developments and neighbourhoods; and
- (c) Supports designs which are flexible, adaptable and which will remain useful over the long-term.

Connections

Good connections enhance choice, support social cohesion, make places lively and safe, and facilitate contact among people. Quality urban design recognises how all networks – streets, railways, walking and cycling routes, services, infrastructure, and communication networks – connect and support healthy neighbourhoods, towns and cities. Places with good connections between activities and with careful placement of facilities benefit from reduced travel times and lower environmental impacts. In this regard, quality urban design:

- (a) Creates safe, attractive and secure pathways and links between neighbourhoods and centres; and
- (b) Facilitates green networks that link public and private open space; and
- (c) Places a high priority on walking, cycling and where relevant, public transport; and
- (d) Improves accessibility to public services and facilities.

Creativity

Quality urban design encourages creative and innovative approaches. Creativity adds richness and diversity, and turns a functional place into a memorable place. Creative urban design supports a dynamic urban cultural life and fosters strong urban identities. In this regard, quality urban design:

- (a) Builds a strong and distinctive local identity; and
- (b) Uses new technology; and
- (c) Emphasises innovative and imaginative solutions.

Custodianship

Quality urban design reduces the environmental impacts of our towns and cities through environmentally sustainable and responsive design solutions. Custodianship recognises the lifetime costs of buildings and infrastructure, and aims to hand on places to the next generation in as good or better condition. In this regard, quality urban design:

- (a) Maintains landscape values, ecological services and cultural values; and
- (b) Considers the ongoing care and maintenance of buildings, spaces, places and networks; and
- (c) Manages the use of resources carefully, through environmentally responsive and sustainable design solutions; and
- (d) Incorporates renewable energy sources and passive solar gain; and
- (e) Incorporates the enhancement of the health and safety of communities.

Collaboration

Towns and cities are designed incrementally as we make decisions on individual projects. Quality urban design requires good communication and co-ordinated actions from all decision-makers: central government, local government, professionals, transport operators, developers and users. In this regard, quality urban design:

- (a) Supports a common vision that can be achieved over time; and
- (b) Uses a collaborative approach to design that acknowledges the contributions of many different disciplines and perspectives; and
- (c) Depends on leadership at many levels.

Part C) Māori urban design principles

Building Mana Whenua Partnerships for Urban Design is a policy brief developed by Manaaki Whenua Landcare Research. It identifies ways urban design can be informed by mātauranga Māori. Developers, tangata whenua and councils may wish to refer to this document when

planning or assessing development projects. Building Mana Whenua Partnerships for Urban Design can be located at www.landcareresearch.co.nz.

Appendix 3 – Regionally significant infrastructure

Regionally significant infrastructure includes:

1. Energy, water, communication
 - (a) Main pipelines for the distribution or transmission of natural or manufactured gas or petroleum and key delivery points and storage facilities;
 - (b) Key facilities required for communication (including telecommunication, broadband, wireless networks and radio);
 - (c) The 'national grid' as defined by the Electricity Industry Act 2010 including facilities for the transmission of electricity from the 'national grid' (such as substations, grid injection points etc.) to the 'network';
 - (d) Network electricity lines and associated infrastructure that constitute the sub-transmission²⁵ network;
 - (e) Electricity distribution assets which supply essential public services (such as hospitals or lifelines facilities), large (1MW or more) industrial or commercial consumers, 1000 or more consumers or are difficult to replace with an alternative supply if they are compromised";
 - (f) Electricity generation facilities (including Ngāwhā geothermal power station and Wairua hydroelectric power station) which supply electricity to either the national grid or the local distribution network;
 - (g) Regional and district council water storage, trunk lines and treatment plants;
 - (h) Regional and district council wastewater trunk lines and treatment plants and key elements of the stormwater network including treatment devices;
 - (i) Marsden Point oil refinery and truck loading facility.
2. Transport
 - (a) State highways;
 - (b) Roads as well as walking and cycling facilities that are of strategic significance as identified in the Regional Land Transport Strategy²⁶;
 - (c) Whāngārei, Kaitiāia and Bay of Islands airports;
 - (d) Installations and equipment for air navigation;
 - (e) Northport, including the adjoining land used for the movement and storage of cargo;
 - (f) Railway lines and associated railway facilities.
3. Significant social and community facilities:

- (a) Flood management / protection schemes managed by regional and / or district councils;
- (b) Public hospitals;
- (c) The Northland Events Centre and Kensington Stadium;
- (d) Northland Region Corrections Facility;
- (e) Northland Polytechnic – (NorthTech) main campuses and Auckland University Faculty of Education – Whāngārei;
- (f) Puwera Regional Landfill Facility

Regional Land Transport Strategy Maps – Strategic Tourist Routes

Strategic Tourist Route - Northland



Regional Land Transport Strategy Maps – Strategic Freight Routes

Strategic Freight Routes - Northland



Regional Land Transport Strategy Maps – National Cycleway Proposal

