



Proposed Far North District Plan

Volume 1 - Summary of Decisions Requested

This document summarises the decisions and changes requested, from each of the submissions received on the Proposed Far North District Plan (PDP).

Matters to Note

Council officers have interpreted these submissions to the best of their ability, to identify the decision being sought or implied. Where it has not been clear on what is being sought the decision requested is noted as being 'inferred'.

This summary document is not a substitute for inspecting the submission itself. If, after inspecting the summary a person considers that their interests might be affected, they should inspect the full copies of the individual submissions. These are available for viewing online or in hard copy at our service centres in Kerikeri, Kaitiaki and Kaitiaki.

If submission point numbers are not continuous or are out of order this is because points may have been added or deleted during the quality assurance process. Please note that these are unique identifier numbers for you to reference when making your further submission.

Guide to the Summary Tables

The summary of decisions requested is arranged based on plan section and provision (for example, an objective, policy or rule etc). If a person wants to read submissions in order that can be done online. Where a submitter has requested changes to the plan, deletions are shown in ~~strikethrough~~ and new wording is shown in **bold**.

How to make a Further Submission

Further submissions must be submitted on the council further submission form, or in the prescribed form, being Form 6 of the Resource Management (Forms, Fees and Procedures) Regulations 2003.

A Further Submission can be made online at the Council website pdp.fndc.govt.nz

A Further Submission form can also be downloaded from Councils website or hardcopies are available from the following council offices:

1. Kaitiaki, Head Office, 5 Memorial Drive
2. Kaitiaki, Te Ahu, corner Matthews Avenue and South Road
3. Kerikeri, John Butler Centre, 60 Kerikeri Road

Further submissions made via hardcopy can be sent to Council via the following:

Email to pdp@fndc.govt.nz

Post to: Proposed Far North District Plan

Planning and Policy, Far North District Council

Private Bag 752

KAIKOHE 0400

In-person to: any Far North District Council office or library.

IMPORTANT: A copy of your further submission must be sent to the person who made the original submission within 5 working days of making your further submission to the Council.

FURTHER SUBMISSIONS CLOSE AT 5.00 PM ON MONDAY 4 SEPTEMBER 2023

SUMMARY OF SUBMISSIONS

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
<p>Martin John Yuretich (S40)</p>	<p>S40.011</p>	<p>General</p>	<p>General / Process</p>	<p>Support in part</p>	<p>While I know that the Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.</p>	<p>Amend the PDP to reflect the submission as follows: Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives.</p> <p>Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then your community might actually start to value and respect you.</p>
<p>Joel Vieviorka (S41)</p>	<p>S41.011</p>	<p>General</p>	<p>General / Process</p>	<p>Oppose</p>	<p>While I know that the Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.</p>	<p>Amend the PDP to reflect the submission as follows: Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives.</p> <p>Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land.</p>

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						Facilitate, don't force. Maybe then your community might actually start to value and respect you.
Strand Homes Ltd/Okahu Developments Ltd (S77)	S77.010	General	General / Process	Support in part	While I know that the Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.	Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives. Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then your community might actually start to value and respect you.
Trevor John Ashford (S146)	S146.011	General	General / Process	Support in part	While I know that the Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.	Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives. Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then your community might actually start to value and respect you.

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Shanon Garton (S161)	S161.010	General	General / Process	Support in part	While I know that the Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.	<p>Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives.</p> <p>Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land.</p> <p>Facilitate, don't force. Maybe then your community might actually start to value and respect you.</p>
Julianne Sally Bainbridge (S163)	S163.016	General	General / Process	Support in part	While I know that the Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.	<p>Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives.</p> <p>Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land.</p> <p>Facilitate, don't force. Maybe then your community might actually start to value and respect you.</p>

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Thomson Survey Ltd (S194)	S194.001	General	General / Process	Support in part	Support the need to manage development within coastal hazard areas, I believe all hazard provisions should be located in the Natural Hazards chapter. A cross reference in the Coastal Environment back to the Natural Hazards chapter can be included.	Amend the location of the Coastal Hazard rules by transferring them along with the Standards out of the Coastal Environment chapter and into the Natural Hazards chapter. Insert a cross reference in the Coastal Environment chapter to this effect.
Our Kerikeri Community Charitable Trust (S271)	S271.001	General	General / Process	Support	Support planned growth as this helps ensure efficient and effective infrastructure, and connectivity. While it is acknowledged that there are no current growth strategies or structure plans, some are in development, and could be completed prior to the PDP being made Operative. To ensure that these strategic documents can be given effect and implemented once approved by Council, provisions and assessment criteria that hold a space for these planning documents should be included.	Continue to develop spatial and strategic direction for the District's urban centres and include place holding provisions throughout the plan.
Russell Landcare Trust (S276)	S276.001	General	General / Process	Support in part	The Plan is difficult to follow and this online portal makes it difficult for lay-people to make submissions and be involved in the process. There are too many drop boxes, which are compulsory fields. Many people do not have a computer with two screens - in practice, this is necessary so one screen can be used to view the Plan while the submission form is being completed. We accept that receiving submissions in this format simplifies matters for FNDC staff but it comes at the cost of effective public consultation. Our comments on the Draft Plan are attached. In this submission, we request that these matters be addressed.	Not stated
P S Yates Family Trust (S333)	S333.001	General	General / Process	Support in part	As described in the National Planning Standard 2019, an overlay spatially identifies distinctive values, risks	Insert a new clause specifying that if an overlay is shown on the Planning Maps, the overlay provisions only apply to the portion of the property

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					<p>or other factors which require management in a different manner from underlying zone provisions.</p> <p>It follows that the provisions relating to the overlay only apply to that part of a site so mapped. While this may be the intent of the overlays, in some instances in the Proposed Plan for overlay provisions, reference is made to 'the site'; the potential implication being that the overlay provisions apply to the site as a whole.</p> <p>In many instances, overlays apply to part of but not the whole of the site. Applying the provisions to the site as a whole in these situations would not serve the resource management purpose of the overlay.</p> <p>In addition to the above, the following part of the explanation is necessary to specify that overlay chapters do not contain all the provisions relating to an activity. For example, residential activity may not be provided for in the overlay, but is provided for in the underlying zoning:</p> <p>"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</p>	<p>covered by the overlay.</p>

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					<p>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 S Yates Family Trust (S333)</p>	<p>S333.111</p>	<p>Rural Environment</p>	<p>General / Process</p>	<p>Oppose</p>	<p>The zoned is inappropriately named "Rural Production". Large parts of the district that is zoned this is not suitable for rural production and certainly is not retained for rural production purposes. The zone should be renamed to "General Rural" which more accurately reflects the wider range of activities that occur in the rural environments of the Far North.</p> <p>These activities are provided for in the zone as drafted (at least by the rules), but not recognised in the zone name.</p> <p>This is not to diminish the importance of rural production activities and these should be enabled and protected by the objectives and policies of the zone. The zone name however should recognise the broader range of land uses which occur in rural parts of the district; including bush blocks, smaller titles, residential activity and land holding which are unsuitable for rural production uses.</p> <p>It is important to strengthen the District's economy by providing for a range of land use activities in the rural area; however, accepting the priority is to sustain the productive capacity of the soil and the rural character and amenity values that are key elements.</p> <p>The National Planning Standards "Zone Framework Standard" refers to the "General</p>	<p>Delete the reference to 'Rural Production' zone in every instance, amend reference to 'General Rural' zone.</p>

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					rural zone" which is a better fit. There is more to it than the name, with the stated primary objective of the zone being that it "is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment". That puts undue emphasis on farming activities and does not recognise the broad applicability of the zone in many unproductive areas. This point is taken up further in this submission.	
Our Kerikeri Community Charitable Trust (S338)	S338.013	General	General / Process	Not Stated	The Operative DP contains a chapter on development financial contributions (chapter 14). However, some years ago the council eliminated most requirements for development contributions. This has resulted in a large accumulated shortfall in infrastructure and related funding, and ratepayers are unfairly expected to carry this cost burden.	Amend the PDP to require development contributions when Council has adopted policy on development contributions as part of its Long Term Plan (Inferred)
Our Kerikeri Community Charitable Trust (S338)	S338.041	General	General / Process	Not Stated	Currently the resource consenting process can take six months and is very frustrating for many applicants. We consider the process should be made clearer and simpler, while at the same time containing appropriate rules and policies that will protect and enhance our urban and natural environments and other things that our communities value. We believe the council should consider introducing a two-queue system, comprising one queue for applications for small simple minor works by the general public, and a separate queue for other larger or more complex applications. We believe that two separate queues for processing applications could prevent simple minor works being held up by larger or more complex applications.	Amend resource consent system to have a two-queue system, comprising one queue for applications for small simple minor works by the general public, and a separate queue for other larger or more complex applications.
The BOI Watchdogs (S354)	S354.001	General	General / Process	Support	To address the concerns, detailed in the BOI Watchdog submission about Council, staff and its processes and resource management	Prepares a motherhood/policy statement/vision which makes it clear to FNDC management that

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					practices over pet ownership. Refer to the submission for full details.	responsible pet ownership is positive for our community, and enhances community wellbeing. This should also make it clear that complete transparency around dog bans or restrictions is required.
The BOI Watchdogs (S354)	S354.024	General	General / Process	Oppose	District Plan provisions are being over ridden by practice notes. The content of the known notes is not reflected in the proposed DP, and the notes have not been disclosed. That prevents an accurate assessment of the impact of the District Plan on individuals or the district, and raises questions about the statutory compliance and integrity of the consultation process and outcomes. In addition, there is no identification of SNA's or the "Kiwi" areas referred to in the clauses mentioned above, that also makes it impossible to properly understand and assess the impact of the DP on individuals and or the district.	Amend the supporting planning documents to make available critical documents such as SNA and Kiwi areas, along with any all other undisclosed relevant information, such as the Practice Note for Significant Indigenous Flora and Funa and the Bay of Islands Kiwi Distribution Map so that the public can understand the impact on pet ownership that may occur from the framework in the Proposed District Plan (inferred)
Rua Hatu Trust (S377)	S377.011	General	General / Process	Support in part	While I know that the Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.	<p>Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives.</p> <p>Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land.</p> <p>Facilitate, don't force. Maybe then your community might actually start to value and respect you.</p>

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Kahukuraariki Trust (S379)	S379.002	General	General / Process	Oppose	<p>The overall make up and intent of the District Plan attempts to pull numerous strands of strategic direction together. These strategic directions are important to note and are important for the District. However, the zoning and provisions which follow through, in particular with respect to what tangata whenua can do on their own whenua fail is extremely limiting.</p> <p>Many objectives and policies seek to enable treaty settlement land and maori land, but this intent is quickly limited by overlays, rules and regulations which highlight that the existing Operative District Plan is far more favourable than that proposed.</p> <p>The new rules and provisions occur District Wide. They do not factor or provide for anything of significance or of importance to Kahukuraariki. They are not site specific or rohe specific. The rules that apply at Te Rerenga Wairua, apply at Towai. This lack of specificity impacts everyone.</p> <p>For a district plan there is a lack of specificity for many provisions. It is not clear why Council needs to control papakainga density, or exclusive use areas, why there are activity specific controls, bulk and location controls.</p> <p>The land is Treaty Settlement Land, and the right to consider what activities will go where is the right of Kahukuraariki Trust.</p> <p>The land is important to Kahukuraariki and it forms one of the key pillars for intergenerational transformation for future generations.</p> <p>The PDP takes an approach to Treaty Settlement Land that does not appreciate the significance of the land, or its potential contribution to realising the dreams and aspirations of an entire iwi.</p> <p>To this end the PDP does not appropriately support Kahukuraariki's section 6(e)</p>	Amend the District Plan to be more enabling for Treaty Settlement land and Maori land (inferred) as outlined in submission.

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					requirements outlined in the RMA 1991 or the purpose of the RMA 1991. Kahukuraariki, in general oppose the contents of the PDP.	
Sean Jozef Vercammen (S395)	S395.011	General	General / Process	Support in part	Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.	<p>Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives.</p> <p>Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land.</p> <p>Facilitate, don't force. Maybe then your community might actually start to value and respect you.</p>
Kerry-Anne Smith (S410)	S410.011	General	General / Process	Support in part	While I know that the Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.	<p>Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives.</p> <p>Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land.</p> <p>Facilitate, don't force. Maybe then your community might actually start to value and respect you.</p>

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Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.002	General approach	General / Process	Support in part	<p>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 some overlays 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).</p> <p>This lack of consistency will cause confusion for plan users because:</p> <p>The overlay chapters do not include notes to this effect.</p> <p>Each overlay chapter has a different approach activity status default rules. Overlays and zone chapters use different terminology.</p> <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>Amend "Applications Subject to Multiple Provisions" as follows:</p> <p>"The overall activity status of a proposal will be determined on the basis of all rules which apply to the proposal. 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, the proposal will be assessed on the basis of the most restrictive activity status (unless otherwise stated).</p> <p>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</p>

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						<p>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>And amend all relevant overlay chapters as necessary to insert rules for "Activities not otherwise listed in this chapter" consistent with zone chapters.</p>
Kapiro Residents Association (S427)	S427.028	General	General / Process	Oppose	Currently the resource consenting process can take six months and is very frustrating for many applicants. We consider the process should be made clearer and simpler, while at the same time containing appropriate rules and policies that will protect and enhance our urban and natural environments and other things that our communities value.	Amend resource consent system to have a two-queue system, comprising one queue for applications for small simple minor works by the general public, and a separate queue for other larger or more complex applications.
Kapiro Residents Association (S428)	S428.003	General	General / Process	Support in part	The PDP fails to address the urgent need to reduce greenhouse gas emissions wherever possible now, and fails to adequately avoid or mitigate the anticipated effects.	Amend PDP to include policies/rules/standards that will reduce greenhouse gas emissions related to the activities covered by district plans.
Kapiro Residents Association (S429)	S429.009	General	General / Process	Not Stated	In areas where freshwater issues are relevant to District Council functions and the DP, the NPS Freshwater Management of 2020 needs to be given effect in all relevant parts of the DP, including the Ecosystems & Biodiversity chapter and Natural Character chapter.	Amend the Plan to ensure that when subdivision, land use or development is considered, it gives effect to: -the NPS FM's fundamental concept of Te Mana o te Wai (including the principles and the hierarchy of obligations) should be applied to all freshwater issues that may be

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						<p>affected by development, not just the aspects of freshwater management referred to in the NPS (this point is stated in NPS FMs1.3(2))</p> <p>-Policies and rules to promote positive effects and avoid, remedy, or mitigate adverse effects(including cumulative effects) of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments (NPS FM s3.5(4))</p> <p>-Avoiding the loss of wetlands and protecting their values: 'The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted...' (NPS FM s3.22).We note, in particular, that some provisions of the Natural Character chapter seem to contradict the NPS-FM.</p> <p>-Requirements to use water sensitive and low impact designs for stormwater and wastewater, including constructed wetlands (vegetated retention ponds) to retain stormwater and runoff and prevent silt and pollutants being carried into waterways.</p> <p>-To avoid/reduce freshwater pollution generated by wastewater emissions, it should be a requirement to use enclosed wastewater systems that use disposal-to-land (i.e. systems that do not rely on dispersal via water or disposal into water) such as</p>

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						<p>electrocoagulation methods involving coagulation and flocculation, widely used in parts of Europe. If not a requirement, these systems should at minimum be given priority over systems that rely on dispersal or disposal via water.</p> <p>-When subdivision or development takes place, all waterways should be protected by requirements for native planting and other measures.</p>
Kapiro Residents Association (S429)	S429.012	General	General / Process	Not Stated	We consider that the PDP should take on board the changes proposed in submissions made by Forest & Bird, Pacific Eco-Logic and Marianna Fenn. In cases where our proposed changes differ, we seek the changes that will provide the strongest protection for the natural environment.	Amend District Plan as sought by Forest & Bird (submitter 511), Pacific Eco-Logic (submitter 451) and Marianna Fenn (submitter 542), unless relief sought by Kapiro Residents Association is more onerous
John Andrew Riddell (S431)	S431.156	General	General / Process	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	<p>Insert further matters of discretion for all restricted discretionary activities in the Rural Production, Rural Lifestyle and Rural Residential zones:</p> <ul style="list-style-type: none"> • effects on natural character • effects on indigenous biodiversity • effects on historic heritage and cultural values • effects on adaptation to and mitigation of climate change

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John Joseph and Jacqueline Elizabeth Matthews (S439)	S439.011	General	General / Process	Support in part	While I know that the Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.	Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives. Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then your community might actually start to value and respect you
Ronald Toni Wooldridge (S440)	S440.006	General	General / Process	Support	It is important for empowered Authorities to research, initiate, fund weed control in SNA's and the greater environment which contain such weed sources.	Not stated
Kapiro Conservation Trust (S442)	S442.155	General	General / Process	Support in part	The district plan does not include non-regulatory methods, especially those promoting and assisting landowners to protect significant indigenous vegetation and habitats of indigenous fauna.	Insert a package of non-regulatory methods to promote and assist landowners to protect significant indigenous vegetation and habitats of indigenous fauna. This could include 1. Rate relief/ postponement for areas under permanent/ long-term protection 2. Grants for plant and animal pest control, fencing and wetland restoration
Kapiro Conservation Trust (S442)	S442.165	General	General / Process	Not Stated	Monitoring and compliance are needed to assess the effectiveness of the district plan rules for addressing matters in Part 2 of the Resource Management Act.	Insert an environmental monitoring and compliance strategy as an Appendix to the Plan. Implement a public awareness

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					Monitoring and compliance are not adequately addressed in the proposed district plan Many people are unaware or choose to be unaware of the requirements for consent for activities such as vegetation clearance. This means that requirements for retrospective consent are common.	programme with Northland Regional Council to inform better people of the requirements for consent for activities such as vegetation clearance, land drainage and earthworks.
Kapiro Conservation Trust (S448)	S448.003	Planning maps	General / Process	Oppose	The ecological values of SNA's need to be protected.	Amend zoning of SNAs and similar sites that are already protected through the resource consenting process, and sites that will be added by future consenting to a special zoning or overlay for protected SNA's or give SNA's a status similar to a Reserve on private property.
Kapiro Conservation Trust (S449)	S449.003	General	General / Process	Support in part	We support intensification of the urban area. However, intensification needs to be carefully planned, with good design principles, appropriate infrastructure and adequate green open spaces for the community. Sub-zones or precincts (or whatever terms are now required by the National Planning Standards) need to be identified to achieve good connectivity, good functionality and protect character and amenity values. Sub-zones are needed to ensure that building height and density are reduced in a graduated manner moving out from the central area to high density residential areas and then lower density residential areas. Policies/rules are also needed to avoid pepper-potting multi-storied buildings in diverse locations in random fashion. Within close distance to Kerikeri township, there are limited opportunities to develop greenfield land for future growth. We consider that the PDP zoning, at present, does not focus on greenfield sites that are more appropriate for future growth, taking	Amend the zoning framework to introduce more subzones or precincts as per the National Planning Standards to achieve good connectivity, good functionality and protect character and amenity values.

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					into account potential for infrastructure, connectivity, traffic, and other issues.	
Pacific Eco-Logic (S451)	S451.011	General	General / Process	Support in part	The district plan does not include non-regulatory methods, especially those promoting and assisting landowners to protect significant indigenous vegetation and habitats of indigenous fauna	Insert a package of non-regulatory methods to promote and assist landowners to protect significant indigenous vegetation and habitats of indigenous fauna. This could include 1. Rate relief/ postponement for areas under permanent/ long-term protection 2. Grants for plant and animal pest control, fencing and wetland restoration
Pacific Eco-Logic (S451)	S451.021	General	General / Process	Not Stated	Monitoring and compliance are needed to assess the effectiveness of the district plan rules for addressing matters in Part 2 of the Resource Management Act. Monitoring and compliance are not adequately addressed in the proposed district plan Many people are unaware or choose to be unaware of the requirements for consent for activities such as vegetation clearance. This means that requirements for retrospective consent are common	Insert an environmental monitoring and compliance strategy as an Appendix to the Plan Implement a public awareness programme with Northland Regional Council to inform better people of the requirements for consent for activities such as vegetation clearance, land drainage and earthworks.
Transpower New Zealand Ltd (S454)	S454.022	General	General / Process	Support	Transpower generally supports the provisions set out on Part 1 of the FNPDP.	Retain Part 1 of the FNPDP.
LJ King Ltd (S464)	S464.039	General	General / Process	Support in part	Council is required by the government to give effect to higher policy documents, but also in its role under the Local Government Act it is to enable democratic local decision making and action by and on behalf of communities, so in essence it is also required to represent the needs and wants of ratepayers and the community back to the government.	Stop telling your community what the government has said they have to do and start fighting for your community. Otherwise you are just puppets of the government and not our community's representatives. Enable the community to achieve desirable outcomes the way they see it, not in a way dictated by a bunch of bureaucrats in Wellington who have probably never been here, experience the way our

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						community works and certainly not walked on our land. Facilitate, don't force and don't put bureaucratic deterrents in place.
Groundswell NZ (S465)	S465.001	General	General / Process	Oppose	<p>One of the complaints Groundswell NZ has consistently received from across the country relates to private land being captured under various zones. The main ones include:</p> <ul style="list-style-type: none"> - Significant Natural Areas - Outstanding Natural Landscapes, Outstanding Natural Features and other landscape zonings coming under various names. - Sites of Significance to Maori, cultural sites, and cultural landscapes. - Wetlands <p>Principal concerns relating to these zonings include:</p> <ul style="list-style-type: none"> - Turns natural and cultural values into a liability rather than an asset. We are aware of landowners throughout the country removing these values not because they don't value them but because they live in fear of having them on their property. - Penalizes environmental endeavour with those property owners most proactive in protecting natural and/or cultural values penalized the most. - Impacts property values with, in some cases, substantial loss of property values for those that have most, or all of their property captured under zones. Many property owners are facing multiple regulatory zones on their properties. - Forces councils into conflict with their communities and their most conservation minded constituents. 	Seek to pause the district plan process until the failings of the RMA outlined in this submission are addressed, and there is clarity around the NPS Indigenous Biodiversity and the RMA replacement the Natural and Built Environment Act (NBA). If this is not accepted, then our submission would be the sections relating to the zoning issues above be paused or removed altogether.
Helmut Friedrich Paul Letz and Angelika	S470.011	General	General / Process	Support in part	While I know that the Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants	Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just

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Eveline Letz (S470)					of ratepayers and the community back up to government.	puppets of the government, and not our representatives. Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then your community might actually start to value and respect you.
Michael Foy (S472)	S472.048	General	General / Process	Support in part	Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.	Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives. Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then your community might actually start to value and respect you.
Te Waka Pupuri Putea Trust (S477)	S477.001	General	General / Process	Not Stated	Whilst we are broadly supportive of the changes to the District Plan as proposed, we would like to comment on the broader planning context. The District Plan review process is well overdue, and we are generally supportive of the review given this. However, it should be noted that given the review of the overall resource management	Amend the Plan as required to ensure that it has regard to pending reforms and statutory documents as required - such as the repeal of the Resource Management Act, and various National Policy Statements and National Environmental

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					<p>system and planning frameworks within Aotearoa currently, we are of the position that the timing of the District Plan review process could have been more considered. We wish to state that given that the proposed District Plan is likely to become operative under the Resource Management Act 1991, the proposed changes should be cognisant of the inevitability of the Natural and Built Resources Act (or whichever moniker is eventually adopted) and other relevant Acts and planning instruments that are proposed by the resource management review process currently being undertaken by central government.</p> <p>There are a suite of National Policy Statements and National Environmental Standards currently under consideration that the District Plan will be legislatively required to enact once operative. We would like to iterate that the proposed District Plan should be forward thinking in its intent and consider these and any other relevant developments.</p>	Standards.
Te Waka Pupuri Putea Trust (S477)	S477.022	General	General / Process	Support	Support and encourage collaboration with us as Mana Whenua on all issues related to resource management, kaitiakitanga, environmental protection and enhancement, economic development and planning instruments and frameworks.	Retain and maintain a collaborative approach with Te Waka Pupuri Putea Trust on all issues related to resource management, kaitiakitanga, environmental protection and enhancement, economic development and planning instruments and frameworks.
Elbury Holdings (S485)	S485.012	General	General / Process	Support in part	Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.	<p>Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives.</p> <p>Get out of the way of your community and let us achieve desirable outcomes the way we do</p>

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						it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then your community might actually start to value and respect you.
Elbury Holdings (S485)	S485.048	General	General / Process	Support in part	Council is required by the government to give effect to higher policy documents, but also in its role under the Local Government Act it is to enable democratic local decision making and action by and on behalf of communities, so in essence it is also required to represent the needs and wants of ratepayers and the community back to the government.	Stop telling your community what the government has said they have to do and start fighting for your community. Otherwise you are just puppets of the government and not our community's representatives. Enable the community to achieve desirable outcomes the way they see it, not in a way dictated by a bunch of bureaucrats in Wellington who have probably never been here, experience the way our community works and certainly not walked on our land. Facilitate, don't force and don't put bureaucratic deterrents in place.
Turnstone Trust (S499)	S499.002	General	General / Process	Support in part	The Proposed Plan uses only three main business zones - Heavy Industrial, Light Industrial and Mixed Use. The range of zones is limited and in terms of commercial land uses the Mixed Use zone is a blunt tool. There is no Local Centre or Town Centre zoning.	Insert a broader suite of zones, if necessary, to secure business land requirements for the Kerikeri-Waipapa area such as a Town Centre zoning.
Ngati Rangi ki Ngawha (S515)	S515.001	General	General / Process	Not Stated	Tangata Whenua clause partly supported. Engagement with Ngati Rangi ki Ngawha hapu needs to be improved particularly in regards to talking with mandated hapu representatives for Taiao (Liliana Clarke and Josephine Clarke), this includes but is not limited to the protection, and enhancement of our significant cultural landscapes, kainga, whenua and taonga in relation to our	Amend the Plan to recognise and provide for greater engagement with Ngati Rangi ki Ngawha hapu, this includes but is not limited to the protection, and enhancement of our significant cultural landscapes, kainga, whenua and taonga in relation to our whakapapa

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					whakapapa. Tangata Whenua engagement needs to be improved, including Tangata Whenua's input on strategic planning, RMA reforms, Te Mana o te Wai etc. This needs to be respected and included in all Maori Frameworks for future development of our rohe. Ngati Rangi ki Ngawha has exclusive rights within our rohe, this includes the NIEP project, Top Energy extensions or future development, Ngawha Springs, NRCF, Matawii Dam, Northland Water Trust, Te Pukenga and any other future stakeholders coming into our rohe, as such we are statutorily required to be part to any consenting through FNDC process.	
Ngati Rangi ki Ngawha (S515)	S515.002	General	General / Process	Not Stated	Ngati Rangi ki Ngawha hapu will seek to create Mana Whakahono in particular a clause around Te Mana o Te Wai and us being a supplier within our Rohe.	Amend the Plan to assist Ngati Rangi ki Ngawha hapu to participate in decision making processes within their Rohe
Ngati Rangi ki Ngawha (S515)	S515.004	General	General / Process	Not Stated	NIEP Project clause partly supported. Ngati Rangi ki Ngawha has exclusive rights within our rohe, we have a partnership with the NIEP however over the last year this has been at a loss as we do not support the road/entrance off state highway 12 through the wahi tapu/puriri grove of trees. This is a culturally significant site to our whakapapa and these trees need to be protected. Protection of the puriri grove has been mandated and supported through many hapu hui over the last two years and has been ignored by the NIEP Board of directors. To extent of our own hapu members paying consultants directly for an alternative route without financial support from the developer. This is one of many examples that our taonga, whenua, kainga, whakapapa are not being respected or protected under Te Tiriti.	Amend the Plan to assist Ngati Rangi ki Ngawha hapu to participate in decision making processes within their Rohe (inferred)
Elbury Holdings (S519)	S519.012	General	General / Process	Support in part	Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the	Stop telling your community what the government has said they have to do, and start fighting for your

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					needs and wants of ratepayers and the community back up to government.	community. Otherwise, you are just puppets of the government, and not our representatives. Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then your community might actually start to value and respect you.
Elbury Holdings (S519)	S519.047	General	General / Process	Support in part	The council is required by the government to give effect to higher policy documents, but also in its role under the Local Government Act it is to enable democratic local decision making and action by and on behalf of communities, so in essence it is also required to represent the needs and wants of ratepayers and the community back to the government.	Enable the community to achieve desirable outcomes the way they see it, not in a way dictated by a bunch of bureaucrats in Wellington who have probably never been here, experience the way our community works and certainly not walked on our land. Facilitate, don't force and don't put bureaucratic deterrents in place.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.002	General	General / Process	Support in part	We support intensification of the urban area for the reasons outlined in our previous submissions and discussions with council. However, intensification needs to be carefully planned, with good design principles, appropriate infrastructure and adequate green open spaces for the community. Sub-zones or precincts (or whatever terms are now required by the National Planning Standards) need to be identified to achieve good connectivity, good functionality and protect character and amenity values. Sub-zones are needed to ensure that building height and density are reduced in a graduated manner moving out from the central area to high density residential areas	Amend the zoning framework to introduce more subzones or precincts as per the National Planning Standards to achieve good connectivity, good functionality and protect character and amenity values.

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					and then lower density residential areas. Policies/rules are also needed to avoid pepper-potting multi-storied buildings in diverse locations in random fashion.	
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.027	General	General / Process	Oppose	Currently the resource consenting process can take six months and is very frustrating for many applicants. We consider the process should be made clearer and simpler, while at the same time containing appropriate rules and policies that will protect and enhance our urban and natural environments and other things that our communities value. We believe the council should consider introducing a two-queue system, comprising one queue for applications for small simple minor works by the general public, and a separate queue for other larger or more complex applications. We believe that two separate queues for processing applications could prevent simple minor works being held up by larger or more complex applications.	Amend resource consent system to have a two-queue system, comprising one queue for applications for small simple minor works by the general public, and a separate queue for other larger or more complex applications.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.001	General	General / Process	Support	Support planned growth as this helps ensure efficient and effective infrastructure, and connectivity. While it is acknowledged that there are no current growth strategies or structure plans, some are in development, and could be completed prior to the PDP being made Operative. To ensure that these strategic documents can be given effect and implemented once approved by Council, provisions and assessment criteria that hold a space for these planning documents should be included.	Continue to develop spatial and strategic direction for the District's urban centres and include place holding provisions throughout the plan
Carbon Neutral NZ Trust (S529)	S529.003	General	General / Process	Support in part	We support intensification of the urban area for the reasons outlined in our previous submissions and discussions with council. However, intensification needs to be carefully planned, with good design principles, appropriate infrastructure and adequate green open spaces for the community. Sub-	Amend the zoning framework to introduce more subzones or precincts as per the National Planning Standards to achieve good connectivity, good functionality and protect character and amenity values.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					zones or precincts (or whatever terms are now required by the National Planning Standards) need to be identified to achieve good connectivity, good functionality and protect character and amenity values. Sub-zones are needed to ensure that building height and density are reduced in a graduated manner moving out from the central area to high density residential areas and then lower density residential areas. Policies/rules are also needed to avoid pepper-potting multi-storied buildings in diverse locations in random fashion.	
Carbon Neutral NZ Trust (S529)	S529.040	General	General / Process	Oppose	Currently the resource consenting process can take six months and is very frustrating for many applicants. We consider the process should be made clearer and simpler, while at the same time containing appropriate rules and policies that will protect and enhance our urban and natural environments and other things that our communities value. We believe the council should consider introducing a two-queue system, comprising one queue for applications for small simple minor works by the general public, and a separate queue for other larger or more complex applications. We believe that two separate queues for processing applications could prevent simple minor works being held up by larger or more complex applications.	Amend resource consent system to have a two-queue system, comprising one queue for applications for small simple minor works by the general public, and a separate queue for other larger or more complex applications.
Carbon Neutral NZ Trust (S529)	S529.066	General	General / Process	Support	Support planned growth as this helps ensure efficient and effective infrastructure, and connectivity. While it is acknowledged that there are no current growth strategies or structure plans, some are in development, and could be completed prior to the PDP being made Operative. To ensure that these strategic documents can be given effect and implemented once approved by Council, provisions and assessment criteria that hold a space for	Continue to develop spatial and strategic direction for the District's urban centres and include place holding provisions throughout the plan.

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					these planning documents should be included.	
Te Tii (Waitangi) B3 Trust (S538)	S538.002	General	General / Process	Support in part	The infrastructure servicing Puketona Ave, Te Kemara Ave, Te Karuwha Parade and Tahuna Road, Waitangi is old and outdated.	Amend to incorporate a planned approach to upgrade community drainage and services and address effects of coastal erosion at Te Tii Beach and Waitangi. This includes upgrading substandard and poor drainage along Tahuna Road to Te Tii Beach, addressing insufficient or no pathways along Te Karuwha and Tahuna Road, addressing open drains, poor roads and lighting along Te Karuwha and Tahuna Road, and providing a plan which directly addresses Te Tii Beach erosion and erosion under the Waitangi Bridge in Waitangi's coastal environment.
Elbury Holdings (S541)	S541.011	General	General / Process	Support in part	Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.	Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives. Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then your community might actually start to value and respect you.
Elbury Holdings (S541)	S541.036	General	General / Process	Support in part	The council is required by the government to give effect to higher policy documents, but also in its role under the Local Government	Enable the community to achieve desirable outcomes the way they see it, not in a way dictated by a

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					Act it is to enable democratic local decision making and action by and on behalf of communities, so in essence it is also required to represent the needs and wants of ratepayers and the community back to the government.	bunch of bureaucrats in Wellington who have probably never been here, experience the way our community works and certainly not walked on our land. Facilitate, don't force and don't put bureaucratic deterrents in place.
LJ King Limited (S543)	S543.037	General	General / Process	Support in part	Council is required by the government to give effect to higher policy documents, but also in its role under the Local Government Act it is to enable democratic local decision making and action by and on behalf of communities, so in essence it is also required to represent the needs and wants of ratepayers and the community back to the government.	Stop telling your community what the government has said they have to do and start fighting for your community. Otherwise you are just puppets of the government and not our community's representatives. Enable the community to achieve desirable outcomes the way they see it, not in a way dictated by a bunch of bureaucrats in Wellington who have probably never been here, experience the way our community works and certainly not walked on our land. Facilitate, don't force and don't put bureaucratic deterrents in place.
LJ King Limited (S547)	S547.037	General	General / Process	Support in part	Council is required by the government to give effect to higher policy documents, but also in its role under the Local Government Act it is to enable democratic local decision making and action by and on behalf of communities, so in essence it is also required to represent the needs and wants of ratepayers and the community back to the government	Stop telling your community what the government has said they have to do and start fighting for your community. Otherwise you are just puppets of the government and not our community's representatives. Enable the community to achieve desirable outcomes the way they see it, not in a way dictated by a bunch of bureaucrats in Wellington who have probably never been here, experience the way our community works and certainly not walked on our land. Facilitate, don't force and don't put bureaucratic deterrents in place

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Kiwi Fresh Orange Company Limited (S554)	S554.003	General	General / Process	Oppose	<p>This is a fundamental flaw within the options assessment to provide for future urban growth over the 10-year life cycle of the pFNDP. The s32 report has inadequately considered all viable options and therefore the assessment is skewed in relation to determination of the most appropriate way to achieve the purpose of the Act.</p> <p>Residential Growth within the pFNDP is provided solely through infill development and increasing the intensity of the development within the existing Residential zone and Rural Residential zone while allowing for residential activities within the Mixed-Use zone. This is a less efficient and more uncertain way to provide for growth. Infill development can be less feasible and occurs in a more ad hoc way and at lesser scale meaning that comprehensive outcomes in relation to infrastructure upgrades, new road, parks etc are more difficult to fund and deliver. Relying on rural residential areas to provide for future growth beyond the current foreseeable plan period is inefficient and likely to generate greater adverse environmental effects with respect to reverse sensitivity, the provision of infrastructure and urban amenities such as parks and cycleways. Because of the value of rural lifestyle land, it is likely to more costly to develop this land. Costly land development does not contribute to achieving an improvement in housing affordability.</p>	Amend FNDC Urban Section 32 Report to include a fourth option to zone rural land to urban where it can be shown that servicing can be provided in the future.
Te Rūnanga o Ngāti Rēhia (S559)	S559.001	General	General / Process	Support in part	<p>Urban Sustainability and Affordable Infrastructure are of interest to Ngāti Rēhia, including better management of urban infrastructure, land and building resources to reduce wasted and insufficient use of existing land and infrastructure resources that increase the living costs. The studies</p>	Amend to undertake a feasibility and placemaking study utilising a modelling tool (like that completed by Whangarei District Council) to model the likelihood of plan-enabled development in Kerikeri-Waipapa and to shape the look and feel of

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					alongside affordable housing options, would assist in meeting SD-UFD-O1.	the area.
Te Rūnanga o Ngāti Rēhia (S559)	S559.002	General	General / Process	Support in part	Natural and build landscape values are prioritised over cultural landscapes. There is minimal expression of a cultural landscape when you travel down state highway 10 and yet it goes through multiple areas of cultural and historical significance. It is important for Ngāti Rēhia that their people see themselves reflected across their riu. The request would also assist in meeting the objectives outlined in SD-CP-03.	Amend to prioritise working with Ngāti Rēhia and the hapū of Kerikeri Waipapa on cultural and historical heritage inventories to be initiated as an integral part of this plan.
Te Rūnanga o Ngāti Rēhia (S559)	S559.008	General	General / Process	Support in part	For example there are amenity-based rules on 'reflectivity', building height or similar that unduly limit opportunities for small to medium scale solar or wind generation.	Amend land use to ensure there are no impediments to climate change mitigation.
Te Rūnanga o Ngāti Rēhia (S559)	S559.026	General	General / Process	Support in part	The council should look at incentives rather than restrictive rules.	Amend to implement incentives and subsidies for landowners to protect and enhance their biodiversity.
Te Rūnanga o Ngāti Rēhia (S559)	S559.029	General	General / Process	Oppose	Re-zoning without three waters infrastructure is an issue in the long term - retrofitting networks to service such sites can be problematic and more costly than establishment at the 'greenfield' stage. Waipapa is an example of an area that has been re-zoned from rural production to light and heavy industry. Noting there is already existing development there that has already established on-site services (e.g. wastewater disposal and water storage) but would need to pay to connect to new network services. Without access to appropriate servicing there are major limitations on the density and type of urban development which can be accommodated in these zones.	Amend zoning of areas in Waipapa when the necessary three waters infrastructure is in place (inferred).
Te Rūnanga o Ngāti Rēhia (S559)	S559.032	General	General / Process	Support in part	This would help to meet SD-UFD-O1.	Insert design guidelines for the Kerikeri town centre in conjunction with the community and hapū.

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Te Rūnanga o Ngāti Rēhia (S559)	S559.035	General	General / Process	Support in part	N/A	Amend to ensure there is no unnecessary restriction to any current use, or intended use of the land in the future in the Māori Purpose Zone.
Te Rūnanga o Ngāti Rēhia (S559)	S559.038	General	General / Process	Support	In Kerikeri we have 'the working poor' and many of these workers have been squeezed out to surrounding towns because they cannot afford to rent or buy at home in Kerikeri. This is exemplified for hapū members and those wanting to move home or are already here that cannot afford to buy or rent in their own rohe regardless of wage and income ability. Some of us do not have access to papakainga whenua; and for some our papakainga whenua is far from the services of the Kerikeri township and they need to be closer to those services. The proposed amendment would provide developer contributions to assist with the establishment of affordable housing, something that is drastically needed in Kerikeri.	Insert a new Inclusionary Housing chapter or insert provisions in the Subdivision, General Residential Zone chapters that allow for a percentage share of the estimated value of the sale of the subdivided lots to a nominated Community Housing Provider within the relevant urban area.
Te Rūnanga o Ngāti Rēhia (S559)	S559.039	General	General / Process	Support in part	In Kerikeri we have 'the working poor' and many of these workers have been squeezed out to surrounding towns because they cannot afford to rent or buy at home in Kerikeri. This is exemplified for hapū members, those wanting to move home or are already here that cannot afford to buy or rent in their own rohe regardless of wage and income ability. Some of us do not have access to papakainga whenua; and for some our papakainga whenua is far from the services of the Kerikeri township and they need to be closer to those services.	Amend to a similar approach to Queenstown Lakes District Council regarding Subdivision and land use development rules associated with contributions for affordable housing.
Jane E Johnston (S560)	S560.004	General	General / Process	Oppose	There is a need to provide for accommodation that is affordable and accessible to work, education and recreation opportunities. Accommodation as per the PDP fails to provide for young adults (new	Insert a new high density residential zone which provides choice at the opposite end of the continuum from 'rural-residential', 'rural lifestyle' and 'coastal-living' as per the operative

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					entrant workers or students), as well as for the home-alone elderly. The PDP does not cater to all options or 'potential' choices for people throughout their life-cycle, in being heavily biased towards providing for 'families' rather than for individuals or other groups who may choose to want to cohabitate. The requirements of a minimum size of section, a cap on the number of units able to be accommodated per section, outdoor living space and yard to boundary rules prohibit high density residential accommodation, without a relationship with 'commercial' use as provided for in the mixed-use zone.	plan and does not require a commercial ground floor level.
Jane E Johnston (S560)	S560.007	General	General / Process	Oppose	In Kerikeri, a huge area has been proposed to be rezoned as Mixed Use Zone despite the S32 reports stating that there is sufficient commercially zoned land in the vicinity (i.e., Waipapa).	Seeks consideration is given to provide for Mixed Use Zoning along either edge of Kerikeri with areas of high density residential in between.
Jane E Johnston (S560)	S560.008	General	General / Process	Oppose	Areas such as Opua, Paihia/Waitangi and Russell townships are in need of specific provisions to allow for tourism related activities and facilities to be further developed. There has been insufficient attention paid to the need to provide for 'dormitory' suburban/worker accommodation in the vicinity of these areas, that acknowledges the highly seasonal nature of the workforce which is similar to horticulture workers which are provided for.	Insert new Specific Purpose Zone applicable to the tourist resort townships around the Bay which applies specific provisions to allow for tourism related activities and facilities and acknowledges the significant investment in communal maritime facilities around the Bay.
Rodney S Gates and Cherie R Gates (S569)	S569.011	General	General / Process	Support in part	Council is required by the government to give effect to higher policy documents, but also in its role under the Local Government Act it is to enable democratic local decision making and action by and on behalf of communities, so in essence it is also required to represent the needs and wants of ratepayers and the community back to the government.	Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives. Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been

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						<p>here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then your community might actually start to value and respect you.</p>
<p>The Ipipiri Nature Conservancy Trust (S11)</p>	<p>S11.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support in part</p>	<p>The Ipipiri Nature Conservancy Trust (the Trust) has recently purchased Elliot Bay Farm in Far North District. The Trust is generally supportive of the Far North Proposed District Plan as it affects the land it administers and notes the work of the Trust will significantly assist Council to achieve objectives in the proposed plan such as improving public access to coastal area and protecting natural character. The Trust is however concerned that some provisions of the coastal and natural character overlays may make its work expensive and difficult. The Trust is seeking clarification or amendment of these overlay provisions to allow it to upgrade and existing public camping area, construct walking tracks and undertake restoration work.</p>	<p>Amend the provisions (by way of specific controls) or at least clarification to allow the following activities to be undertaken within the land at Elliot Bay Farm (most of the farm encompassed at 1077A and 1076 Rawhiti Road, Russell or certificate of titles NA40A/1111 and NA1111/297), which is currently zoned Rural Production, with Coastal and Outstanding Natural Landscape overlays:</p> <ul style="list-style-type: none"> - Formation of a high quality all weather walking track that includes a section from Whangamumu Harbour to Ngaiotonga Scenic Reserve. This track (maximum width 2metres) will go above Elliot Bay (outside the Coastal hazard areas) then head inland alongside Rawhiti Road before heading inland up Wairoa Stream. (Note: maps showing possible walking tracks are attached to original submission) - Maintain and upgrade the existing summer camping ground at Elliot Bay with associated car parking, walking tracks and facilities NB buildings associated with this camping ground will be toilets and structures to provide water, refuse disposal etc (new built accommodation is not planned at this site).

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<ul style="list-style-type: none"> - The potential for DOC type huts near Whangamumu and in the Wairoa Stream catchment to cater for walkers on the multi-day walk. - Directional and interpretive signs. - Restoration and amenity plantings of native species with associated fencing to exclude stock.
<p>The Ipipiri Nature Conservancy Trust (S11)</p>	<p>S11.002</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support in part</p>	<p>The Ipipiri Nature Conservancy Trust (the Trust) has recently purchased Elliot Bay Farm in Far North District. The Trust is generally supportive of the Far North Proposed District Plan as it affects the land it administers and notes the work of the Trust will significantly assist Council to achieve objectives in the proposed plan such as improving public access to coastal area and protecting natural character. The Trust is however concerned that some provisions of the coastal and natural character overlays may make its work expensive and difficult. The Trust is seeking clarification or amendment of these overlay provisions to allow it to upgrade and existing public camping area, construct walking tracks and undertake restoration work.</p>	<p>Amend the provisions (by way of specific controls) or at least clarification to allow the following activities to be undertaken within the land at Elliot Bay Farm (most of the farm encompassed at 1077A and 1076 Rawhiti Road, Russell or certificate of titles NA40A/1111 and NA1111/297), which is currently zoned Rural Production, with Coastal and Outstanding Natural Landscape overlays:</p> <ul style="list-style-type: none"> - Formation of a high quality all weather walking track that includes a section from Whangamumu Harbour to Ngaiotonga Scenic Reserve. This track (maximum width 2metres) will go above Elliot Bay (outside the Coastal hazard areas) then head inland alongside Rawhiti Road before heading inland up Wairoa Stream. (Note: maps showing possible walking tracks are attached to original submission) - Maintain and upgrade the existing summer camping ground at Elliot Bay with associated car parking, walking tracks and facilities NB buildings associated with this camping ground will be toilets and structures to provide water, refuse disposal etc (new built

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						<p>accommodation is not planned at this site).</p> <ul style="list-style-type: none"> - The potential for DOC type huts near Whangamumu and in the Wairoa Stream catchment to cater for walkers on the multi-day walk. - Directional and interpretive signs. - Restoration and amenity plantings of native species with associated fencing to exclude stock.
<p>The Ipipiri Nature Conservancy Trust (S11)</p>	<p>S11.003</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support in part</p>	<p>The Ipipiri Nature Conservancy Trust (the Trust) has recently purchased Elliot Bay Farm in Far North District. The Trust is generally supportive of the Far North Proposed District Plan as it affects the land it administers and notes the work of the Trust will significantly assist Council to achieve objectives in the proposed plan such as improving public access to coastal area and protecting natural character. The Trust is however concerned that some provisions of the coastal and natural character overlays may make its work expensive and difficult. The Trust is seeking clarification or amendment of these overlay provisions to allow it to upgrade and existing public camping area, construct walking tracks and undertake restoration work.</p>	<p>Amend the provisions (by way of specific controls) or at least clarification to allow the following activities to be undertaken within the land at Elliot Bay Farm (most of the farm encompassed at 1077A and 1076 Rawhiti Road, Russell or certificate of titles NA40A/1111 and NA1111/297), which is currently zoned Rural Production, with Coastal and Outstanding Natural Landscape overlays</p> <ul style="list-style-type: none"> - Formation of a high quality all weather walking track that includes a section from Whangamumu Harbour to Ngaioitonga Scenic Reserve. This track (maximum width 2metres) will go above Elliot Bay (outside the Coastal hazard areas) then head inland alongside Rawhiti Road before heading inland up Wairoa Stream. (Note: maps showing possible walking tracks are attached to original submission) - Maintain and upgrade the existing summer camping ground at Elliot Bay with associated car parking, walking tracks and facilities NB buildings associated with this

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						<p>camping ground will be toilets and structures to provide water, refuse disposal etc (new built accommodation is not planned at this site).</p> <ul style="list-style-type: none"> - The potential for DOC type huts near Whangamumu and in the Wairoa Stream catchment to cater for walkers on the multi-day walk. - Directional and interpretive signs. - Restoration and amenity plantings of native species with associated fencing to exclude stock.
J L Hayes and Sons Ltd (S18)	S18.001	General	General / Plan Content / Miscellaneous	Support in part	I support SNAs as have kept a number on the farm. However they are only there because the farm has been built up since before 1900 from the original native bush, and the family has recognised their value. We don't need a regulation to keep them. (Property not identified).	Amend SNA provisions to have regard to the starting point that 1/3rd Department of Conservation land, 1/3rd Maori land and 1/3rd general title land (inferred)
Simon Coe (S31)	S31.001	General	General / Plan Content / Miscellaneous	Support	For support	Retain the Proposed District Plan as notified (inferred)
Te Whatu Ora - Health New Zealand, Te Tai Tokerau (S42)	S42.018	General	General / Plan Content / Miscellaneous	Support	Complete and appropriate integration of the changes proposed by these submissions is necessary to ensure the development/redevelopment of the Hospital within the hospital zone can occur in an efficient and effective manner. This recognises the Hospital is a key community resource which must be enabled to develop in the future to provide for the health and well-being of the Northland community. This also recognises the District Plan is a large and layered document and as such there needs to be certainty that all of the rules can work together to achieve the desired	Insert consequential amendments as necessary to ensure the outcomes proposed by these submissions can be properly integrated into the whole District Plan.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					outcome. Therefore, this submission recognises there may be consequential changes that are required to other rules/parts of the Plan to ensure the outcomes sought by these submissions are achieved	
Des and Lorraine Morrison (S44)	S44.003	General	General / Plan Content / Miscellaneous	Oppose	At present there is no provision made within either the Kororāreka Russell Township zone or the Rural Production zone for papakāinga. The plan appears to assume that all such activities will be located within the Māori purpose zone. However, as the definition of papakāinga recognises, papakāinga also applies to general land owned by Māori where it can be demonstrated that there is an ancestral link to the land. Both the Shortlands and the Morrisons have whakapapa to the area and consider it is important that provision is made to enable papakāinga to occur outside of Māori purpose zones. Accordingly, this submission seeks such amendments as may be necessary to enable papakāinga housing to be provided for on their Land through the Kororāreka Russell Township zone (if that zoning is accepted for the Land) or in the alternative in the Rural Production zone (if contrary to this submission that zoning is to remain).	Amend the rules applying to 19 and 24 James Street, and 34 and 36 Pukematu Lane, Russell, to enable the provision of papakāinga on the land as well as any consequential and further or other relief which may be necessary to give effect to the changes sought in this submission.
Paul O'Connor (S48)	S48.002	General	General / Plan Content / Miscellaneous	Oppose	making owners carry out pest control while excepting DOC from this responsibility is unfair and unworkable given DOC own the majority of land often adjacent to private blocks. Many lot owners already carry out pest control and this should be encouraged	Amend provisions to get DOC to assist land owners with pest control and the Council assist with pest management a more proactive approach
Wai 2003 and Wai 250 Claimant Groups Te Wahapu and Hokianga (S60)	S60.001	General	General / Plan Content / Miscellaneous	Not Stated	In the Maori world view, " The Land is to live on " and "Land is to live from". A simple philosophy, but unsustainable in terms of how land is used today and regulated. The future of Hokianga requires a unique approach to enable landowners to utilise their land.	Amend the Plan to withdraw Hokianga from the process and treat it independently under separate evaluation. There must be a proper evaluation of land ownership and uses carried out for Hokianga.

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Wai 2003 and Wai 250 Claimant Groups Te Wahapu and Hokianga (S60)	S60.002	General	General / Plan Content / Miscellaneous	Not Stated	Should there be no interest in Dairying in the Hokianga in the manner suggested in the submission, then I suggest the whole matter of land use for Hokianga under District Plan provisions needs to be considered and decided upon as quickly as possible.	Amend the rules for the Hokianga, making residential use the predominant use (inferred)
Robyn Josephine Baker (S69)	S69.005	General	General / Plan Content / Miscellaneous	Support in part	It is not acceptable for governmental policy that has never been formally voted on by the public to be forced on us by our elected council. We expect our elected council to be representing us by standing up for what we want and not to be acting as the governments' law enforcing officers.	Delete the PDP and replace it with a plan that has been drafted in true consultation with the citizens and rate payers of the area.
Brownie Family Trust (S74)	S74.047	General	General / Plan Content / Miscellaneous	Not Stated	Some other methods or means of relief may achieve the outcomes sought.	Use other methods or means of relief that might achieve the same or similar results as the relief sought in the submission by Brownie Family Trust.
Brownie Family Trust (S74)	S74.048	General	General / Plan Content / Miscellaneous	Support	Other provisions may need to be amended to achieve the relief sought overall.	Undertake consequential amendments if they are necessary to achieve the results or relief sought within the submission by Brownie Family Trust.
Good Journey Limited (S82)	S82.001	General	General / Plan Content / Miscellaneous	Oppose	The provisions of the PDP are such that double negatives are used in the plan provisions which can create confusion and the wording should be simplified so that the community can understand the purpose and effect of these rules.	Amend the Plan to simplify wording such that the provisions (together with the associated definitions) can be readily understood by a broad sector of the community.
Good Journey Limited (S82)	S82.002	General	General / Plan Content / Miscellaneous	Oppose	There appears to be an undue reliance on full discretionary activity status for what should be straight forward applications which unduly adds to uncertainty and compliance costs and this is not appropriately recognised in Part 1 "Classes of Activities" and the corresponding rules nor the accompanying s.32 analysis.	Amend Plan so that limited use is made of fully discretionary activity status in the provisions, and greater use made of controlled and restricted discretionary activity status with clear limits on discretion and assessment criteria so as to enhance certainty for the development community.

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PF Olsen Limited (S91)	S91.002	General	General / Plan Content / Miscellaneous	Oppose	There is no definition for "forestry activities" that are not plantation forestry activities. Plantation forestry and plantation forestry activities are well defined in the draft plan (in accordance with the National Environmental Standards for Plantation Forestry), however other forestry activities are not (i.e. permanent or carbon forestry).	Amend the application of objectives, policies and rules in the plan. As the plan is currently drafted there are no permanent exotic forestry/carbon farming appropriate controls in the plan as compared to plantation forestry.
PF Olsen Limited (S91)	S91.009	General	General / Plan Content / Miscellaneous	Oppose	The National Policy Statement for Indigenous Biodiversity (NPS-IB) is imminent and is to be gazetted before the end of 2022. Without this national instrument (which will continue through the RMA reform under the National Planning Framework) the section of the plan is at risk of being inconsistent with the NPS-IB.	Do not progress the entire Ecosystems and Indigenous biodiversity section of the plan until the Policy Statement for Indigenous Biodiversity has been gazetted.
Lynley Newport (S120)	S120.001	General	General / Plan Content / Miscellaneous	Support in part	The submitter considers there is an overuse of the word "avoid" throughout the objectives and policies. The objectives and policies are dominated by the use of negative language where a simple change of language could turn negativity to positivity that will still achieve the environmental outcomes sought.	Amend objectives and policies that start with the word "avoid" to see if the negative restrictive language can be replaced with more enabling language.
Lynley Newport (S134)	S134.001	General	General / Plan Content / Miscellaneous	Support	I support the distinction between light and heavy industrial zones	retain the two separate light industrial zones
Lynley Newport (S134)	S134.002	General	General / Plan Content / Miscellaneous	Support	I support the distinction between light and heavy industrial zones	retain the heavy industrial zone
Lynley Newport (S137)	S137.004	General	General / Plan Content / Miscellaneous	Support in part	I support the introduction of the Mixed use zone and its application.	Retain the Mixed Use zone
Kairos Connection Trust and	S138.021	General	General / Plan Content /	Support in part	To further improve housing choices for low-moderate income households in the Far North and in addition to the amendments	Insert a separate Inclusionary housing chapter, or integrate throughout proposed subdivision

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Habitat for Humanity Northern Region Ltd (S138)			Miscellaneous		sought in the submission, seek that the Council consider including a separate Inclusionary Housing chapter, or integrate throughout proposed subdivision and residential and mixed use zone chapters, provision for inclusionary housing that would require a 5% share of the estimated value of the sale of subdivided lots (or as appropriate to the Far North context) to a nominated CHP to ensure the establishment of affordable housing within its high growth urban environments. The appropriate % share of lots would need to be determined for the Far North District, as it would essentially be a financial contribution condition for which a district plan policy is required under Section 108 (10).	and residential and mixed use zone chapters, provision for inclusionary housing that would require a 5% share of the estimated value of the sale of subdivided lots (or as appropriate to the Far North context) to a nominated community housing provider to ensure the establishment of affordable housing within its high growth urban environments.
Robert Adams (S150)	S150.001	General	General / Plan Content / Miscellaneous	Oppose	Supports the coastal environment overlay in principal but the provisions create some distortions and issues that need to be resolved. For example: <ul style="list-style-type: none"> - The height limit for the Russell township zone is 7.2 m and the height limit for coastal overlay is 5 m. Applying a coastal height of 5 m to a urban area makes no sense. Equally applying it to long beach rear sites in the Rural Lifestyle zone makes no sense when most of the houses built under the cliff are already up to 8 m high. - the ability to carry out extensions under Per 2 and Per 3. Why restrict extensions in what are urban areas like Russell and Long beach houses on rear lots. - colours and materials required by a coastal overlay create problems in urban areas and Long beach houses in the Rural lifestyle because the majority of the sites have already been developed. Those not developed will need to comply and additions and extensions will need to comply. These provisions will require unnecessary resource consents with associated time and 	Amend the coastal environment overlay provisions so that the provisions do not apply to urban areas and houses on rear lots at Long Beach in the Rural Lifestyle Zone.

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					costs, for normal urban activities which are normally permitted.	
NFS Farms Limited (S151)	S151.003	General	General / Plan Content / Miscellaneous	Support	The High Natural character overlay (inferred: coastal environment overlay) is proposed to apply along the coastal margins and in the gullies close to the coast on the submitters land at 123 Rangitane Road, Kerikeri 0294 (Lot 3 DP 184505) and 127 Rangitane road, Kerikeri 0294 (Lots 1 and 3 DP 502469)). This overlay and associated provisions acknowledge the significant ecological and landscape qualities of the land and the potential to protect and enhance natural freshwater assets and indigenous vegetation.	Retain coastal environment provisions as notified.
Tane's Tree Trust - Northland Totara Working Group (S157)	S157.002	General	General / Plan Content / Miscellaneous	Support	It is critical that sustainable indigenous forestry activities are not subject to unnecessary additional, costly and uncertain resource management consenting processes required by the District Plan. In contrast, appropriate sustainable indigenous forest management activities under the Ministry of Primary Industries (MPI) approved 'Sustainable Forest Management Plans' (SFMPs) need to be encouraged, supported, and explicitly provided for to ensure the following: 1. Harvests under MPI approved provisions of Part 3A of the Forests Act (e.g. SFMPs) are attributed permitted activity status throughout the District - including within Significant Natural Areas and areas designated as Outstanding Landscapes. 2. Sustainable indigenous forestry is supported and encouraged as an example of an appropriate nature-based land use activity and recognised as a form of formal protection for areas of native forest, including within Significant Natural Areas.	Amend the District Plan to allow harvests under Ministry of Primary Industries' approved sustainable forest management plans and permits as permitted activities in all rural zones, Significant Natural Areas and Outstanding Natural Landscapes.
Tane's Tree Trust - Northland Totara	S157.003	General	General / Plan Content /	Support	It is critical that sustainable indigenous forestry activities are not subject to unnecessary additional, costly and uncertain resource management consenting processes	Amend the District Plan to allow harvests under Ministry of Primary Industries' approved sustainable forest management plans and

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Working Group (S157)			Miscellaneous		required by the District Plan. In contrast, appropriate sustainable indigenous forest management activities under the Ministry of Primary Industries (MPI) approved 'Sustainable Forest Management Plans' (SFMPs) need to be encouraged, supported, and explicitly provided for to ensure the following: 1. Harvests under MPI approved provisions of Part 3A of the Forests Act (e.g. SFMPs) are attributed permitted activity status throughout the District - including within Significant Natural Areas and areas designated as Outstanding Landscapes. 2. Sustainable indigenous forestry is supported and encouraged as an example of an appropriate nature-based land use activity and recognised as a form of formal protection for areas of native forest, including within Significant Natural Areas.	permits as permitted activities in all rural zones, Significant Natural Areas and Outstanding Natural Landscapes.
Tane's Tree Trust - Northland Totara Working Group (S157)	S157.004	General	General / Plan Content / Miscellaneous	Support	It is critical that sustainable indigenous forestry activities are not subject to unnecessary additional, costly and uncertain resource management consenting processes required by the District Plan. In contrast, appropriate sustainable indigenous forest management activities under the Ministry of Primary Industries (MPI) approved 'Sustainable Forest Management Plans' (SFMPs) need to be encouraged, supported, and explicitly provided for to ensure the following: 1. Harvests under MPI approved provisions of Part 3A of the Forests Act (e.g. SFMPs) are attributed permitted activity status throughout the District - including within Significant Natural Areas and areas designated as Outstanding Landscapes. 2. Sustainable indigenous forestry is supported and encouraged as an example of an appropriate nature-based land use activity and recognised as a form of formal	Amend the District Plan to allow harvests under Ministry of Primary Industries' approved sustainable forest management plans and permits as permitted activities in all rural zones, Significant Natural Areas and Outstanding Natural Landscapes.

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					protection for areas of native forest, including within Significant Natural Areas.	
Ara Poutama Aotearoa the Department of Corrections (S158)	S158.011	General	General / Plan Content / Miscellaneous	Oppose	<p>The Northland Region Corrections Facility site is located in the Rural Production Zone under the PDP. However, the application of the Rural Production zoning for the site is inconsistent with modern planning practice for management of custodial corrections sites. To ensure that the ongoing use and upgrading of the Northland Region Corrections Facility is provided for appropriately within the District Plan, Ara Poutama seeks that a customised special purpose zone applies to the site, in tandem with the designation.</p> <p>The National Planning Standards anticipate such a planning mechanism being implemented, with the Zone Framework Standard providing for a special purpose "Corrections Zone". While custodial corrections facilities and ancillary activities are enabled under the designation, additional non-custodial justice sector activities are able to be enabled under the Corrections Zone provided that they are appropriate for the site and their effects on the surrounding environment are managed. This includes non-custodial rehabilitation activities, community corrections activities and residential activities (i.e. non-custodial). Implementing the special purpose Corrections Zone over custodial corrections sites is an approach consistent with that being applied by local authorities under other recent Proposed District Plan processes around the country.</p>	Insert a special purpose Corrections zone, as per Attachment 1 to the submission.
Bentzen Farm Limited (S167)	S167.089	General	General / Plan Content / Miscellaneous	Oppose	The zoned is inappropriately named "Rural Production". Large parts of the district that is zoned this is not suitable for rural production and certainly is not retained for rural production purposes. The zone should be renamed to "General Rural" which more	Delete the reference to "Rural Production" zone throughout the Plan and replace with "General Rural" zone.

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					<p>accurately reflects the wider range of activities that occur in the rural environments of the Far North.</p> <p>These activities are provided for in the zone as drafted (at least by the rules), but not recognised in the zone name.</p> <p>The zone name should recognise the broader range of land uses which occur in rural parts of the district.</p> <p>It is important to strengthen the District's economy by providing for a range of land use activities in the rural area.</p> <p>The National Planning Standards "Zone Framework Standard" refers to the "General rural zone" which is a better fit.</p> <p>Rural production puts undue emphasis on farming activities and does not recognise the broad applicability of the zone in many unproductive areas.</p>	
<p>Setar Thirty Six Limited (S168)</p>	<p>S168.087</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>The zone is inappropriately named "Rural Production". Large parts of the district that is zoned this is not suitable for rural production and certainly is not retained for rural production purposes. The zone should be renamed to "General Rural" which more accurately reflects the wider range of activities that occur in the rural environments of the Far North. These activities are provided for in the zone as drafted (at least by the rules), but not recognised in the zone name. This is not to diminish the importance of rural production activities and these should be enabled and protected by the objectives and policies of the zone. The zone name however should recognise the broader range of land uses which occur in rural parts of the district; including bush blocks, smaller titles, residential activity and land holding which are unsuitable for rural production uses. It is important to strengthen the District's economy by providing for a range of land use activities in the rural area; however,</p>	<p>Delete the name of the "Rural Production" zone and in every instance throughout the Plan refer to the "General Rural" zone instead. Amend the maps accordingly.</p>

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					<p>accepting the priority is to sustain the productive capacity of the soil and the rural character and amenity values that are key elements. The National Planning Standards "Zone Framework Standard" refers to the "General rural zone" which is a better fit. There is more to it than the name, with the stated primary objective of the zone being that it "is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment". That puts undue emphasis on farming activities and does not recognise the broad applicability of the zone in many unproductive areas. This point is taken up further in this submission.</p>	
<p>Alec Brian Cox (S170)</p>	<p>S170.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>"The District Plan controls the way land is used, developed and subdivided and is a requirement under the Resource Management Act 1991 (RMA). The purpose of the RMA is to promote the sustainable management of natural and physical resources."</p> <p>The above statement provides the target against which the draft Plan must be assessed as Fit for Purpose. At a superficial view one may form the impression that the draft District Plan provides objectives, policies and rules to control the way land is used, developed and subdivided. However to anyone familiar with the RMA process, the plan will fail to meet these targets. Thus the draft Plan must be considered as not being Fit for Purpose.</p> <p>The main reason for this failure stems directly from the RMA criteria that only Prohibited activities are not allowed. Any other classification will be argued for by a developer and may be granted, possibly with conditions.</p>	<p>Delete the Plan, review and redesign so that all rules which contain limits provide for the activity to be prohibited if the final limit is breached.</p>

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Alec Brian Cox (S170)	S170.004	General	General / Plan Content / Miscellaneous	Oppose	The Rules in the Subdivision section seek to impose minimum standards on developments. In recent times, there have been a number of developments in the form of gated communities where the number of allotments exceeds the number allowed for a private accessway, where roads remain as part of the allotments. In the alternative approach of a Land Use Change, used for Retirement Villages, the subdivision rules are not enforced as there are no new allotments. In these two situations, the unit size is increased by a share of the common ground, thus permitting a more intensive development before reaching the limits. To provide an equitable situation common ground should be excluded from the net allotment size.	Amend to apply the subdivision rules to Land Use Changes which create multiple units.
Alec Brian Cox (S170)	S170.005	General	General / Plan Content / Miscellaneous	Oppose	The Plan framework considers matters as being either District-wide or relating to specific identified areas with common features. Unfortunately the detail below these headings fails to follow that idea. Some District wide items like subdivision are broken down into zone specific rulings which should be in the area section. Conversely provisions for Maori customary purposes which fit the overlay structure are classed as an area matter, fragmenting natural area groups purely on the basis of ownership structure. A number of Special Purpose zones are only separated as they have existing resource consents.	Amend by transferring or rewriting rules which are zone dependent from District-wide sections to the relevant zones.
Alec Brian Cox (S170)	S170.006	General	General / Plan Content / Miscellaneous	Oppose	The Plan framework considers matters as being either District-wide or relating to specific identified areas with common features. Unfortunately the detail below these headings fails to follow that idea. Some District wide items like subdivision are broken down into zone specific rulings which should be in the area section. Conversely provisions for Maori customary purposes	Delete zoning from areas defined by existing resource consent and rezone accordingly to the approved activity (inferred).

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					which fit the overlay structure are classed as an area matter, fragmenting natural area groups purely on the basis of ownership structure. A number of Special Purpose zones are only separated as they have existing resource consents.	
Alec Brian Cox (S170)	S170.008	General	General / Plan Content / Miscellaneous	Oppose	The Proposed Plan put out for submissions should be in a finished form as a legal document for the future, subject only to changes made as a result of submissions.	Amend the PDP to address the following issues: <ul style="list-style-type: none"> • Amendment required for clarity; • Duplications; • Typing, some of which render the section meaningless; • Failure to follow standard numbering layout; • Inconsistencies; • Omission of key data such as SNAs; • Mapped zones are not in agreement with zone definitions; and • Section 32 Reports require revision to realistic figures.
Reuben Wright (S178)	S178.018	General	General / Plan Content / Miscellaneous	Support in part	The Far North District Council Engineering Standards April 2022 ('ES 2022') are referenced in rules in both the Subdivision and Transport Chapters. The ES 2022 is not written in a manner that can be interpreted as a rule. By way of example, Rules SUB-S4 and SUB-S5 require compliance with the ES 2022 as a (presumably) permitted or controlled performance standard. In reviewing relevant sections of the ES 2022, there is no clear indication as to what standard must be complied with and the contents are not written in a way that can be interpreted as a rule to confirm compliance (or not).	Amend to remove reference to the Far North District Council Engineering Standards April 2022 by any rule in the Plan, but should be referred to as a matter of control or discretion where appropriate.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
MLP LLC (S183)	S183.001	General	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within the residential lots, as authorised by The Landing Scheme.	<p>Insert a new Special Purpose Zone for "The Landing Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are within a residential lot, and enable farming, conservation, recreation and common facilities where they are in accordance with the Landing Scheme as well as other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards, including but not limited to the following:</p> <ul style="list-style-type: none"> i. The dwelling shall be located on a residential lot; ii. Maximum height = 12m above existing ground level; iii. Building or structure coverage = 12.5%; iv. Compliance with the design guidelines for new structures within the land covenants for each house site title.
The Shooting Box Limited (S187)	S187.078	General	General / Plan Content / Miscellaneous	Oppose	Refer to submission for detailed reasons for decision(s) requested relating, but not limited to, to the following: large parts of the district that is zoned Rural Production is not suitable for rural production and certainly is not retained for rural production purposes; these activities are provided for in the zone as drafted (at least by the rules, but not recognised in the zone name; the zone name should recognise the broader range of land uses which occur in rural parts of the district; sustain the productive capacity of the soil	Amend to replace "Rural Production" zone in every instance in the Proposed District Plan with "General Rural" zone.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					and the rural character and amenity values that are key elements; the National Planning Standards "Zone Framework Standard" refers to the "General Rural Zone" which is a better fit; and discussion concerning the primary objective of the zone.	
Puketotara Lodge Ltd (S188)	S188.002	General	General / Plan Content / Miscellaneous	Oppose	<p>The Mixed Use Zone (MUZ) is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <ul style="list-style-type: none"> - MUZ does not give effect to Objective 1 and Policy 1 of the NPS-UD - Section 32 Evaluation - Urban Environments is incomplete and flawed (refer to submission for specific reasoning) - PDP does not provide strategic direction or policy support for the suite of urban zones proposed - MUZ provisions do not sufficiently enable a range of commercial activities. 	Amend PDP by reviewing the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.
Haigh Workman Limited (S215)	S215.052	General	General / Plan Content / Miscellaneous	Not Stated	<p>We have identified inconsistencies in the rules and standards for stormwater management:</p> <ul style="list-style-type: none"> - between different zones in the District Plan; - between land use and subdivision; and - between the Proposed District Plan rules and Council's Engineering Standards (April 2022) <p>This is largely because there are no specific objectives and policies in the Proposed District Plan relating to stormwater management. The Natural Hazards section has general objectives and policies relating to avoiding increasing flood risks, but there are no specific objectives on what needs to be achieved and policies on how it will be achieved. Some of these objectives are set out in Engineering Standards section 4.1.2, but the District Plan Objectives and Policies may need to include more than engineering issues.</p>	Insert a new chapter to the General District-Wide Matters addressing Stormwater Management (or Impermeable Surfaces generally) including overview, objectives, policies and rules in a similar way to the section on Earthworks management

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>Stormwater management is proposed to be addressed in the District Plan through rules on Impermeable Surfaces in each zone as in the Operative District Plan. These rules also address landscaping / amenity issues, availability of land for wastewater disposal and natural hazard mitigation.</p> <p>The Proposed District Plan allows development up to the permitted activity levels without mitigation of adverse effects. The Matters of Discretion in the zone and subdivision rules provide no guidance on how stormwater is to be controlled when the standard is breached - is it intended for stormwater control to achieve the standards in the draft Engineering Standards (refer attached comments on Engineering Standards), attenuate stormwater to permitted activity levels (as in the Operative District Plan) or to pre-development levels, or simply to ensure there are no adverse effects off site (and if so, what adverse effects need to be addressed)? A consistent approach should be adopted for both land use and subdivision. For development that exceeds the impermeable surfaces thresholds and subdivision, we recommend that the District plan includes policies and rules similar to Regional Plan Rule C.6.4.2 (that is 'the diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and including a 10 percent annual exceedance probability, or flooding of buildings on another property in a storm event of up to and including a one percent annual exceedance probability').</p>	

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Wendover Two Limited (S222)	S222.001	General	General / Plan Content / Miscellaneous	Support in part	As described in the National Planning Standard 2019, an overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions. It follows that the provisions relating to the overlay only apply to that part of a site so mapped. While this may be the intent of the overlays, in some instances in the Proposed Plan for overlay provisions, reference is made to 'the site'; the potential implication being that the overlay provisions apply to the site as a whole. While this may be the intent of the overlays, in some instances in the Proposed Plan for overlay provisions, reference is made to 'the site'; the potential implication being that the overlay provisions apply to the site as a whole. In addition to the above, the following part of the explanation is necessary to specify that overlay chapters do not contain all the provisions relating to an activity. For example, residential activity may not be provided for in the overlay, but is provided for in the underlying zoning: "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)".	Insert a new clause specifying that if an overlay is shown on the Planning Maps, the overlay provisions only apply to the portion of the property covered by the overlay.
Tryphena Trustees Limited, David	S226.001	General	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to

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Haythornwait e (S226)						<p>enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards, including but not limited to the following:</p> <ul style="list-style-type: none"> (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%
Isles Casey Trustee Services Limited, WWC Trustee Company Limited (S227)	S227.001	General	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%</p>
<p>Jayesh Govind and Others (S228)</p>	<p>S228.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support in part</p>	<p>The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.</p>	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laurie Pearson (S229)	S229.001	General	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards, including but not limited to the following:</p> <ul style="list-style-type: none"> (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%
Mataka Residents' Association Inc (S230)	S230.001	General	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards, including but not limited to the following:</p> <ul style="list-style-type: none"> (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%
<p>Ovisnegra Limited (S231)</p>	<p>S231.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support in part</p>	<p>The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.</p>	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%</p>
<p>Tobias Groser (S232)</p>	<p>S232.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support in part</p>	<p>The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.</p>	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Whale Bay Limited (S233)	S233.001	General	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards, including but not limited to the following:</p> <ul style="list-style-type: none"> (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%
Whale Bay Limited (S234)	S234.001	General	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards, including but not limited to the following:</p> <ul style="list-style-type: none"> (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%
<p>WW Trustee Services 2016 Limited, Eloise Caroline Caswell, Donald Gordon Chandler (S235)</p>	<p>S235.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support in part</p>	<p>The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.</p>	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards, including but not limited to the following:</p> <ul style="list-style-type: none"> (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level

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						(iii) Building or structure coverage = 12.5%
Connemara Black Limited (S236)	S236.001	General	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards, including but not limited to the following:</p> <ul style="list-style-type: none"> (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%
Evan Williams and Katherine Williams (S237)	S237.001	General	General / Plan Content / Miscellaneous	Support in part	The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards, including but not limited to the following:</p> <ul style="list-style-type: none"> (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%
<p>John Gowing and Miriam Van Lith (S238)</p>	<p>S238.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support in part</p>	<p>The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.</p>	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%</p>
<p>John Gowing, Miriam Van Lith, Ellis Gowing, James Gowing, Byron Gowing (S239)</p>	<p>S239.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support in part</p>	<p>The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.</p>	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%</p>

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<p>Matthew Watson, Kaylene Watson, D R Thomas Limited (S240)</p>	<p>S240.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support in part</p>	<p>The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.</p>	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%</p>
<p>Matthew Draper and Michaela Jannard (S241)</p>	<p>S241.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support in part</p>	<p>The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.</p>	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location</p>

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						<p>as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards, including but not limited to the following:</p> <ul style="list-style-type: none"> (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%
<p>Matauri Trustee Limited (S243)</p>	<p>S243.107</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>The zoned is inappropriately named "Rural Production". Large parts of the district that is zoned Rural Production is not suitable for rural production and certainly is not retained for rural production purposes. The zone should be renamed to "General Rural" which more accurately reflects the wider range of activities that occur in the rural environments of the Far North. These activities are provided for in the zone as drafted (at least by the rules), but not recognised in the zone name. This is not to diminish the importance of rural production activities and these should be enabled and protected by the objectives and policies of the zone. The zone name however should recognise the broader range of land uses which occur in rural parts of the district; including bush blocks, smaller titles, residential activity and land holding which are unsuitable for rural production uses. It is important to strengthen the District's economy by providing for a range of land use activities in the rural area; however,</p>	<p>Amend the name of the "Rural Production" zone in every instance in the Proposed District Plan to refer to as the "General Rural" zone.</p>

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					accepting the priority is to sustain the productive capacity of the soil and the rural character and amenity values that are key elements. The National Planning Standards "Zone Framework Standard" refers to the "General rural zone" which is a better fit. There is more to it than the name, with the stated primary objective of the zone being that it "is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment". That puts undue emphasis on farming activities and does not recognise the broad applicability of the zone in many unproductive areas.	
Willowridge Developments Limited (S250)	S250.002	General	General / Plan Content / Miscellaneous	Not Stated	The Strategic Direction chapters do not contain policies which give effect to proposed objectives.	Amend the Strategic Direction chapters to include policies which give effect to proposed objectives.
Hall Nominees Ltd (S252)	S252.003	General	General / Plan Content / Miscellaneous	Oppose	<p>The Mixed Use Zone is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <p>a. The Mixed Use Zone does not give effect to objective 1 and policy 1 of the National Policy Statement on Urban Development (NPS-UD);</p> <p>b. The Section 32 Evaluation - Urban Environments incomplete and flawed:</p> <p>i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of due to the importance of the zone being the only commercial zone proposed within the District;</p> <p>ii. The evaluation fails to consider the full range of commercial zoning options and identify reasonably practicable options to achieve objectives;</p> <p>iii. The evaluation fails to evaluate appropriate zone criteria and boundaries;</p> <p>c. The PDP does not provide strategic</p>	Amend the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; OR If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>direction or policy support for the suite of urban zones proposed;</p> <p>d. The Mixed Use Zone provisions do not sufficiently enable a range of commercial activities.</p> <p>The PDP does not provide alternative commercial zones, providing only a Mixed-Use Zone. The Section 32 Evaluation - Urban Environment does not provide any justification for this approach nor does it evaluate options utilising the full range of National Planning Standard commercial zones⁷. The PDP does not include any form of direction by way of mapping or provisions to set a clear hierarchy of centres. This lack of strategic direction will hinder the ability to achieve a sustainable and compact urban form.</p> <p>The approach to commercial zoning within the PDP has resulted in the inability to utilise the Mixed Use Zone as intended by the National Planning Standards. This approach has led to ineffective and inefficient methods in the PDP, which does not provide for the sustainable development and use of business land.</p>	
<p>Hall Nominees Ltd (S252)</p>	<p>S252.006</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>The Mixed Use Zone is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <p>a. The Mixed Use Zone does not give effect to objective 1 and policy 1 of the National Policy Statement on Urban Development (NPS-UD);</p> <p>b. The Section 32 Evaluation - Urban Environments incomplete and flawed:</p> <p>i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of due to the importance of the zone being the only commercial zone proposed within the District;</p> <p>ii. The evaluation fails to consider the full range of commercial zoning options and</p>	<p>Amend the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; OR</p> <p>If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>identify reasonably practicable options to achieve objectives;</p> <p>iii. The evaluation fails to evaluate appropriate zone criteria and boundaries;</p> <p>c. The PDP does not provide strategic direction or policy support for the suite of urban zones proposed;</p> <p>d. The Mixed Use Zone provisions do not sufficiently enable a range of commercial activities.</p> <p>The PDP does not provide alternative commercial zones, providing only a Mixed-Use Zone. The Section 32 Evaluation - Urban Environment does not provide any justification for this approach nor does it evaluate options utilising the full range of National Planning Standard commercial zones⁷. The PDP does not include any form of direction by way of mapping or provisions to set a clear hierarchy of centres. This lack of strategic direction will hinder the ability to achieve a sustainable and compact urban form.</p> <p>The approach to commercial zoning within the PDP has resulted in the inability to utilise the Mixed Use Zone as intended by the National Planning Standards. This approach has led to ineffective and inefficient methods in the PDP, which does not provide for the sustainable development and use of business land.</p>	
<p>Te Hiku Community Board (S257)</p>	<p>S257.023</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>Seek some rules under the District Plan for the existing mapped drainage district drains, as the current bylaws are not being enforced for the drainage districts.</p> <p>Mapping of the drainage district drains and overland flow paths in urban areas should be included in the District Plan.</p>	<p>Amend the Infrastructure section, by adding objectives, policies and rules providing for existing mapped drainage district drains, to ensure the ability to clean, unblock access and service the drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North Land Drainage Bylaw 2019.</p> <p>Add to the Planning Maps, maps</p>

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						indicating location of drainage channels in the Kaitaia, Waiharara/Kaikino and Motutangi drainage areas, as defined in the Far North Land Drainage Bylaw 2019. and overland flow paths in urban areas.
Te Hiku Community Board (S257)	S257.032	General	General / Plan Content / Miscellaneous	Support in part	The submitter considers that while that the Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.	Amend the PDP to reflect the submission as follows: Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives. Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then your community might actually start to value and respect you.
Our Kerikeri Community Charitable Trust (S271)	S271.033	General	General / Plan Content / Miscellaneous	Not Stated	Only one commercial zone has been picked from the available options (Mixed Use Zone), this provides limited ability to really target this in a meaningful way. Accordingly, in general more targeted zoning in the urban centers is sought. Further it is considered that the development of urban design guidelines and reference to the guidelines in any Commercial Zone would help to clearly direct good urban design outcomes.	Insert additional commercial and mixed use zones and urban design guidelines to better manage the larger urban centers.
Our Kerikeri Community	S274.006	General	General / Plan Content /	Not Stated	Supporting documents, strategies and guidelines must be prioritised and completed with urgency to ensure safe, accessible and	Insert urban design into everyday practices, strategies and guidelines and give effect to these in the

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Charitable Trust (S274)			Miscellaneous		equitable sports and recreational infrastructure. Including: <ul style="list-style-type: none"> - Spatial Plan - Cycling Strategy - Urban Design Protocols for inclusive and safe environments promoting gender equality 	Proposed District Plan
Trent Simpkin (S283)	S283.011	General	General / Plan Content / Miscellaneous	Oppose	An overall comment - A new District Plan doesn't mean just including a whole realm of new rules to further control anything someone wants to do on their piece of land. The PDP is clearly going to result in hundreds (if not thousands) of additional Resource Consents required for even the smallest activity. Skimming through the rules and associating it with simply building a home - many, many more projects are going to be breaching one rule or another. This adds I would estimate \$10,000 to any home build, by the time a planning report is done, other supporting documents are sought and the council fees for processing are paid. The entire district is being choked by FNDC's inability to process Resource Consents in a timely manner, and we're waiting the best part of a year to finally get Resource Consents issued. New rules resulting in more resource consents will increase the volume of resource consents - making the processing times even worse.	Delete and amend all rules, by looking at them and asking the question - are we actually going to achieve anything by processing hundreds of resource consents for this rule - if not - exclude it. Alternatively, offer a permitted pathway around them (with consultant reports) to reduce the number of resource consents needed.
Adrian and Sue Knight (S325)	S325.002	General	General / Plan Content / Miscellaneous	Oppose	The Mixed Use Zone is not the most appropriate zone for Kerikeri town centre. The Section 32 Evaluation - Urban Environments incomplete and flawed. The PDP does not provide strategic direction or policy support for the suite of urban zones proposed. The Mixed Use Zone provisions do not sufficiently enable a range of commercial activities.	Review the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township; or If relief 1 is not accepted that FNDC amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.

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<p>P S Yates Family Trust (S333)</p>	<p>S333.079</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>The zoned is inappropriately named "Rural Production". Large parts of the district that is zoned this is not suitable for rural production and certainly is not retained for rural production purposes. The zone should be renamed to "General Rural" which more accurately reflects the wider range of activities that occur in the rural environments of the Far North.</p> <p>These activities are provided for in the zone as drafted (at least by the rules), but not recognised in the zone name.</p> <p>This is not to diminish the importance of rural production activities and these should be enabled and protected by the objectives and policies of the zone. The zone name however should recognise the broader range of land uses which occur in rural parts of the district; including bush blocks, smaller titles, residential activity and land holding which are unsuitable for rural production uses.</p> <p>It is important to strengthen the District's economy by providing for a range of land use activities in the rural area; however, accepting the priority is to sustain the productive capacity of the soil and the rural character and amenity values that are key elements.</p> <p>The National Planning Standards "Zone Framework Standard" refers to the "General rural zone" which is a better fit.</p> <p>There is more to it than the name, with the stated primary objective of the zone being that it "is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment". That puts undue emphasis on farming activities and does not recognise the broad applicability of the zone in many unproductive areas. This point is taken up further in this submission.</p>	<p>Delete the reference to 'Rural Production' zone in every instance, amend reference to 'General Rural' zone.</p>

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BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy Limited (S335)	S335.006	General	General / Plan Content / Miscellaneous	Oppose	The Fuel Companies are concerned that no objectives and policies relating to contaminated land are included in the PDP. A contaminated land policy framework is particularly important for consideration of NES-CS consents, noting that the NES-CS does not contain objectives and policies. In terms of rules, the Fuel Companies consider that the NES-CS provides appropriate land use controls in relation to both land disturbance and changes of use in relation to contaminated soils and therefore supports the PDP having no rules in relation to contaminated land.	Insert a new Contaminated Land Chapter CL-O1 Contaminated land is identified and managed so that it remains acceptable and safe for human health and its intended use. CL-P1 Identify contaminated land prior to subdivision, change of use or development by: 1. Working with Northland Regional Council to maintain the Selected Land-use Register; and 2. Requiring the investigation of contaminant risks for sites with a history of land use or activity that could have resulted in contamination of soil. CL-P2 Minimise the risk to human health from the subdivision, change of use or specified development of contaminated land by: 1. Requiring a good practice approach to site management of contaminated land; 2. Ensuring the land is safe for its intended use.
Our Kerikeri Community Charitable Trust (S338)	S338.001	General	General / Plan Content / Miscellaneous	Not Stated	The PDP has several significant weaknesses that make it difficult to achieve the intended overall objectives. The rules/standard for permitted activities address limited matters, containing insufficient rules/standards relating to	Amend the PDP to: <ul style="list-style-type: none"> provide clear criteria for assessing discretionary activities.

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					<p>environmental values. The PDP frequently defaults to 'discretionary activity' status. This means the proposal should be considered by developers and council planners on the basis of PDP objectives and policies. However, many of the policies are written in vague terms that are open to wide interpretation. We are concerned that the PDP, as currently drafted, would support development in a form that undermines character, amenity values and other aspects of the environment that our communities value.</p>	<ul style="list-style-type: none"> • reduce the ambiguities in policies, the word 'avoid' should be applied more often, and other phrasing should be clarified and strengthened substantially. • incorporate additional rules to protect the environment and amenity values, and to address climate change issues relevant to the types of activities.
<p>Our Kerikeri Community Charitable Trust (S338)</p>	<p>S338.006</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>The PDP should enshrine the principles/design qualities of the Urban Design Protocol, and Good Solution Guide 2007 North Shore City Council and also take on board more recent improvements/developments in quality urban design.</p>	<p>Insert the principles / design qualities of the Urban Design Protocol and Good Solution Guide 2007 North Shore City Council in the Proposed District Plan, and also take on board more, recent improvements in quality urban design -</p> <ul style="list-style-type: none"> • Context • Character • Choice • Connections • Creativity • Custodianship • Collaboration.
<p>Our Kerikeri Community Charitable Trust (S338)</p>	<p>S338.007</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>The PDP should include provisions that support urban design principles for quality and innovative developments, such as the community goals and visions identified in the Community Plans published on Council's website.</p>	<p>Amend to include provisions that support urban design principles for quality and innovative developments that cater for mixed use, mixed dwellings and mixed income levels, whilst protecting and preserving the characteristics of respective townships and the things that communities value.</p>

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Our Kerikeri Community Charitable Trust (S338)	S338.018	General	General / Plan Content / Miscellaneous	Not Stated	Overall, PDP policies/rules should pay particular regard to the 'maintenance and enhancement of amenity values' (as required by s7 of the RMA) and include provisions that will protect the traditional and/or distinctive character of townships and rural areas, and other characteristics that are valued by local communities.	Amend PDP to maintain and enhance amenity values and include provisions that will protect the traditional and/or distinctive character of townships and rural areas, and other characteristics that are valued by local communities.
Our Kerikeri Community Charitable Trust (S338)	S338.019	General	General / Plan Content / Miscellaneous	Not Stated	The PDP should control the types, qualities and quantity of buildings occurring in towns such as Kerikeri. The PDP or other appropriate mechanism needs to set standards relating to older houses (sometimes in relatively poor condition) moved from elsewhere, low cost housing and rental housing, so that quality standards are maintained for affordable housing	Amend the PDP to preserve local character through the control of building types, qualities, quantity and design
Our Kerikeri Community Charitable Trust (S338)	S338.037	General	General / Plan Content / Miscellaneous	Not Stated	We support policies/rules that seek to avoid urban/residential sprawl in rural and coastal areas. Sprawling development and residential growth in rural areas brings negative effects - it generates longer driving distances for basic services, climate emissions, fragments rural land, reduces the area of productive land and undermines the character and amenity values of rural and coastal areas. We support Coastal environment policy CE-P4 which states 'avoiding sprawl or sporadic patterns of development'. However, the PDP should add similar provisions/rules in other zones/chapters	Retain Policy CE-P4 and include similar provisions/rules in other zones/chapters
Our Kerikeri Community Charitable Trust (S338)	S338.039	General	General / Plan Content / Miscellaneous	Not Stated	Ribbon development in rural areas is an undesirable form of development that needs to be strictly controlled by PDP zoning rules. Examples are seen along SH10 and several other major routes. If left unchecked, ribbon development produces sprawling areas of development that may be kilometers long, multiple single accessways of roads, and problems such as traffic blocking major	Retain and enhance provisions discouraging ribbon development

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					highways while vehicles wait to turn into those accessways	
Our Kerikeri Community Charitable Trust (S338)	S338.047	General	General / Plan Content / Miscellaneous	Not Stated	We support intensification of the urban area. However, intensification needs to be carefully planned, with good design principles, appropriate infrastructure and adequate green open spaces for the community. Sub-zones or precincts (or whatever terms are now required by the National Planning Standards) need to be identified to achieve good connectivity, good functionality and protect character and amenity values. Sub-zones are needed to ensure that building height and density are reduced in a graduated manner moving out from the central area to high density residential areas and then lower density residential areas. Policies/rules are also needed to avoid pepper-potting multi-storied buildings in diverse locations in random fashion.	Amend the zoning framework to introduce more subzones or precincts as per the National Planning Standards to achieve good connectivity, good functionality and protect character and amenity values.
Our Kerikeri Community Charitable Trust (S338)	S338.050	General	General / Plan Content / Miscellaneous	Not Stated	No specific reason for this decision sought	Amend the PDP wherever possible to require or at least promote the creation of community open spaces, green open spaces, green corridors and linkages to support active transport, amenity and community wellbeing
Our Kerikeri Community Charitable Trust (S338)	S338.071	General	General / Plan Content / Miscellaneous	Not Stated	We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes. However, one of our concerns is that the rules around outdoor space are inadequate, and there is a danger that in the drive for higher density, the planning rules will not achieve the overall goal of protecting what is valued by the community. We believe that intensification in urban zones should be encouraged in the form of well-designed two or three storey buildings (e.g. apartment	Amend the PDP provisions for multi-unit developments to: <ul style="list-style-type: none"> include requirements for outdoor space beyond the area needed to move and park vehicles private, including private and shared outdoor space on the north, east or west side of a building where multi-unit developments take place alongside each other, the

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					blocks) with permeable areas including garden/landscaped ground. In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.	rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.
Te Aupōuri Commercial Development Ltd (S339)	S339.001	General	General / Plan Content / Miscellaneous	Not Stated	TACDL support a well drafted and integrated plan. How the Plan Works is the location that outlines the context and provides the direction to plan users on how to read and interpret the PDP. It is noted, that the TSL provisions are intended to apply in addition to the underlying zone provisions, providing enable for particular activities and standards. However, the note that has been applied is the generic note that means the most restrictive provision that applies to the site prevails. In the context of the TSL and RPROZ, this means that the underlying zone rules will always prevail, and require resource consent when a conflict arises between the two sets of provisions. In TACDL's view, this ultimately renders the chapter and its utility to enable use and development on this land unusable. While the policy direction will provide a consenting pathway, the rules of the overlay cannot be utilised. While it is understood that other district-wide provisions are relevant the relation between the TSL and the underlying zone is unclear.	Amend 'How the Plan Works' to provide clear direction that the TSL Overlay and provisions prevail over the underlying zone provisions where an activity or standard is provided.
Te Aupōuri Commercial	S339.002	General	General / Plan Content /	Not Stated	The PDP includes activity-based rules which manage the establishment and operation of activities within zones and sites. TACDL note	Insert nesting tables into the definitions chapter.

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Development Ltd (S339)			Miscellaneous		that no definition nesting tables are used in the Draft PDP. TACDL consider that it is worthwhile to include nesting tables to provide certainty for plan users as to what activities are captured in the rules. The introduction and explanation of nesting tables would need to be included within the Definitions Chapter.	
Te Aupōuri Commercial Development Ltd (S339)	S339.016	General	General / Plan Content / Miscellaneous	Not Stated	The Strategic Direction chapters do not contain policy which give effect to proposed objectives. TACDL considers that there is no clear policy direction to give effect to the proposed objective which could lead to an ineffective plan.	Amend the Strategic Direction Chapter to: <ul style="list-style-type: none"> • Provide clear direction for growth and development throughout the Far North District. • Include appropriate policy to give effect to strategic direction objectives. • Evaluate objectives in accordance with section 32AA to confirm that these are the most appropriate objectives.
Te Aupōuri Commercial Development Ltd (S339)	S339.033	General	General / Plan Content / Miscellaneous	Support	TACDL supports the recognition of land returned to iwi and hapū through Treaty Settlements, acknowledging its economic and cultural purpose as redress. In particular, TACDL support the commitment FNDC has made to initiate further plan change processes to apply to Treaty Settlement Land overlay (TSL) to the returned land.	Retain Treaty Settlement Overlay
Te Aupōuri Commercial Development Ltd (S339)	S339.056	General	General / Plan Content / Miscellaneous	Support	TACDL are generally supportive of the intentions of this of this chapter, particular the recognition of whenua Māori as a unique and limited resource requiring its own management approach to address section 6 (e), 7(a) and section 8 of the RMA.	Amend the Māori Purpose zone to: <ul style="list-style-type: none"> • Enable the occupation, use and development of whenua Māori; • Provide for the relationship of Māori to the lands, water, sites, taonga and wāhi tapu;

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						<ul style="list-style-type: none"> Ensures tangata whenua can occupy, use and develop their land in accordance with tikanga and mātauranga Māori.
Rosemorn Industries Limited (S340)	S340.007	General	General / Plan Content / Miscellaneous	Oppose	<p>There are no nesting tables included in the definitions section of the PFNDP. This makes it difficult to determine how definitions relate to one another.</p> <p>Using 'storage facilities' as an example, this is specifically defined in the PFNDP. However, there are no rules in any of the zones that relate specifically to storage facilities. It is therefore not clear whether storage facilities are intended to be captured by the rules in each of the zones that provide for activities not listed as discretionary activities (i.e. HZ-R16 and RPROZ-R31), or whether they are meant to be considered as either commercial or industrial activities. The insertion of nesting tables will provide clarity in this regard.</p> <p>Both the Auckland Unitary Plan and Whangarei District Plan include nesting tables, which is consistent with the approach promoted under section 14(5) of the National Planning Standards.</p>	Amend to include nesting tables to better delineate how definitions relate to one another.
Jillian Jane Kearney (S343)	S343.001	General	General / Plan Content / Miscellaneous	Oppose	<p>FNDC decisions on consenting issues appear to indicate the District Plan provisions are being overridden by practice notes. The content of the known notes is not reflected in the proposed DP, and the notes have not been disclosed. That prevents an accurate assessment of the impact of the District Plan on individuals or the district, and raises questions about the statutory compliance and integrity of the consultation process and</p>	Delete any objective, policy or rule that limits dog ownership in the district, and also dog ownership on land within Significant Natural Areas (inferred)

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					<p>outcomes. In addition, there is no identification of SNA's or the "Kiwi" areas referred to in the clauses mentioned above, which also makes it impossible to properly understand and assess the impact of the DP on individuals and or the district.</p>	
<p>Jillian Jane Kearney (S343)</p>	<p>S343.002</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support</p>	<p>Dogs have been family members, best friends, counsellors, guides, protectors, workmates, and farm workers for centuries. Their inestimable value to human society generally cannot be in question. I support effective environmental measures and controls being put in place to protect our flora and fauna, but limiting dog ownership as a theoretical means of achieving this is unscientific, random, and inevitably self-defeating. It is cutting off your nose to spite your face: attempting to improve matters by making them much, much worse. I do not accept by either justice or logic that FNDC has a pre-emptive right to ban or restrict anyone from owning pets responsibly, anywhere in Northland. Cars might be said to inflict a far more significant and regular toll on kiwis, for example, but nobody would accept a like authority having the right to ban responsible drivers from owning and driving cars on that basis. There is passion but no logic in this position. This position has resulted in unintended consequences, such as:</p> <ul style="list-style-type: none"> - negative economic impacts on our rohe in terms of housing and worker availability, - humanitarian and mental health crises with people having to relinquish pets, - animal rescue services and pounds being overwhelmed with dogs, and financially stressed - animal rescue services being unable to find land which is suitably zoned for them to base their operations, - fewer children living in homes which have 	<p>Accept the decisions requested in the Bay of Islands Watch dog submission - 354 (inferred)</p>

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					<p>dogs, which means they will increase their risk of harm from dogs because they will not learn how to care for, respect, and control their dogs,</p> <ul style="list-style-type: none"> - increase in the number of dogs being dumped in the bush due to lack of available rentals, which has a potentially serious impact on native wildlife, - negative impact on real estate agents and developers, by reducing their potential buyer/tenant markets, even when they offer FNDC multiple means by which potential owners could control dogs effectively in high density kiwi areas (e.g. fencing, registration, micro-chipping, and de-sexing requirements), - reduction in tourism from family members who own dogs deciding not to travel North, as their parents live in areas where their dogs are not allowed, reduction in tourism from dog-owners who are sight-seeing, as Northland's reputation for anti-dog attitudes grows, - less positive view of our district as a retirement area, - legal implications for FNDC should the community decide to challenge these restrictions/bans, - further decrease in (already fragile) trust between FNDC management and around half the community, who own dogs, - decrease in trust between dog owners and DOC, which in turn makes us wary of their advice about dogs and wildlife, lessened participation in local democracies, as residents give up trying to engage with a council they believe is just not listening, - creation of a false and destructive division between environmentalists and bird lovers, versus dog lovers, in our local communities which did not previously exist (we are all animal lovers), and - increasing anger from dog lovers about 	

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					kiwi release programmes, which are seen as impinging on our right to live in more and more townships. There is also issues creating a break down in trust between Council management and the dog loving community, which are detailed in the BOI Watch dog submission.	
Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd (S344)	S344.001	General	General / Plan Content / Miscellaneous	Not Stated	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. This lack of strategic direction and centres hierarchy is considered to a significant flaw in the plan that will hinder the ability to achieve a sustainable and compact urban form.	Amend to establish a centre hierarchy to set a clear policy direction for the larger urban areas within the District, and amend provisions and zoning as necessary to implement the hierarchy that achieves a compact urban form.
Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd (S344)	S344.002	General	General / Plan Content / Miscellaneous	Not Stated	The PDP does not provide alternative commercial zones. Council has not provided any section 32 evaluation to support the approach to MUZ, nor has it considered all viable zoning options.	Amend the approach to commercial zones and reconsider the most appropriate zoning of the subject site. Insert a clear strategic direction for a compact urban form and establish a centres hierarchy within the Plan. Amend 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. Insert sufficient section 32 evaluation to support the approach to zoning.
Paihia Properties Holdings Corporate Trustee Limited and UP	S344.005	General	General / Plan Content / Miscellaneous	Not Stated	The Strategic Direction chapters do not contain policy which give effect to proposed objectives. There is no clear policy direction to give effect to the proposed objective which could lead to an ineffective plan.	Amend and review the strategic direction chapter to provide clear direction for growth and development throughout the Far North District. Insert appropriate policy into the Strategic Direction chapters to give effect to strategic direction

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Management Ltd (S344)						objectives. Amend to establish a centre hierarchy to set a clear policy direction for the larger urban areas within the District, and amend zoning as necessary to implement the hierarchy. Amned an evaluate proposed objectives in accordance with section 32AA to confirm that these are the most appropriate objectives.
Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd (S344)	S344.006	General	General / Plan Content / Miscellaneous	Not Stated	The Strategic Direction does not provide high level policy direction with respect to sufficient provision of business land to meet demand. Policy should reflect and give effect to the National Policy Statement on Urban Design.	Insert objectives and policies to give effect to NPS-UD as follows: Objective: Ensure that there are sufficient opportunities for development of residential and business land to meet demand.Policy: To ensure that there is sufficient residential and business development capacity by zoning land where development is feasible and: Is serviced with development infrastructure; or Funding for development infrastructure is identified in the Long Term Plan.
Paihia Properties Holdings Corporate Trustee Limited and UP	S344.027	General	General / Plan Content / Miscellaneous	Not Stated	The PDP utilises MUZ for all existing urban centres, with no alternative commercial zones proposed. The MUZ does not provide for a sufficient range of commercial activities as a permitted activity.	Insert clear strategic direction for a compact urban form and establish a centres hierarchy within the Plan. Amend the approach to commercial zones and reconsider the most appropriate zoning for existing centres and villages which

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Management Ltd (S344)						accurately reflects existing and planned levels of development specific to those areas. Insert sufficient section 32 evaluation to support the approach to zoning. Amend and reconsider MUZ and rezone the subject site to an appropriate and enabling commercial zone.
Nicole Way and Christopher Huljich as Trustees of the Trssh Birnie Settlement Trust (S345)	S345.014	General	General / Plan Content / Miscellaneous	Oppose	The Resource Consents at Mataka Station enable development, and completion of the Mataka Station development, notwithstanding the provisions of the Proposed District Plan. The Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the Resource Consents. The Proposed District Plan provisions will restrict development of the Property, and Mataka Station more generally, in a manner that is inconsistent with the Resource Consents and the integrated and comprehensive development authorised by those. The Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property and Mataka Station more generally, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis. The proposed provisions are inconsistent with the Act and relevant planning instruments.	Amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the resource consents granted for Mataka Station
Paradise Found Development s Limited (S346)	S346.001	General	General / Plan Content / Miscellaneous	Oppose	Resource consents granted for Wiroa Station, 40 McKenzie Road, Purerua Peninsula, Kerikeri (being Lots 1-21 DP 497523) have been given effect to, and remain live, thus development of Wiroa	Amend the Proposed District Plan to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the resource consents approved for

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					<p>Station, including vacant lots and the Property itself continue to be enabled by those consents. In other words, the Resource Consents enable development, and completion of the Wiroa Station development, notwithstanding the provisions of the Proposed District Plan. 8. However, the Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the Resource Consents.</p> <p>The Proposed District Plan provisions will restrict development of the property in a manner that is inconsistent with the resource consents and the integrated and comprehensive development authorised by those. Especially the controls within the Coastal Environment overlay, which covers the entire property.</p> <p>Parts of the property are also identified as being subject to the Coastal Flood overlays. Insofar as these interfere with, or purport to restrict development authorised under the resource consents, these are inappropriate. Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis.</p> <p>The proposed provisions are inconsistent with the Act and relevant planning instruments</p>	<p>Wiroa Station, 40 McKenzie Road, Purerua Peninsula, Kerikeri (being Lots 1-21 DP 497523); and/or Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development authorised by the resource consents approved for Wiroa Station as a permitted activity as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the Coastal Environment and Coastal Flooding and/or</p> <p>Otherwise amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the resource consents approved for Wiroa Station</p> <p>Otherwise amend the provisions of the Proposed District Plan to provide for extensions and alterations to existing structures at Wiroa Station, in a manner consistent with the activities and buildings authorised by the resource consents approved for Wiroa Station.</p>
<p>Paradise Found Developments Limited (S346)</p>	<p>S346.002</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>Resource consents granted for Wiroa Station, 40 McKenzie Road, Purerua Peninsula, Kerikeri (being Lots 1-21 DP 497523) have been given effect to, and remain live, thus development of Wiroa Station, including vacant lots and the Property itself continue to be enabled by</p>	<p>Amend the Proposed District Plan to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the resource consents approved for Wiroa Station, 40 McKenzie Road, Purerua Peninsula, Kerikeri (being</p>

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					<p>those consents. In other words, the Resource Consents enable development, and completion of the Wiroa Station development, notwithstanding the provisions of the Proposed District Plan. 8. However, the Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the Resource Consents.</p> <p>The Proposed District Plan provisions will restrict development of the property in a manner that is inconsistent with the resource consents and the integrated and comprehensive development authorised by those. Especially the controls within the Coastal Environment overlay, which covers the entire property.</p> <p>Parts of the property are also identified as being subject to the Coastal Flood overlays. Insofar as these interfere with, or purport to restrict development authorised under the resource consents, these are inappropriate. Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis.</p> <p>The proposed provisions are inconsistent with the Act and relevant planning instruments</p>	<p>Lots 1-21 DP 497523); and/or Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development authorised by the resource consents approved for Wiroa Station as a permitted activity as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the Coastal Environment and Coastal Flooding and/or</p> <p>Otherwise amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the resource consents approved for Wiroa Station</p> <p>Otherwise amend the provisions of the Proposed District Plan to provide for extensions and alterations to existing structures at Wiroa Station, in a manner consistent with the activities and buildings authorised by the resource consents approved for Wiroa Station.</p>
<p>Paradise Found Developments Limited (S346)</p>	<p>S346.003</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>Resource consents granted for Wiroa Station, 40 McKenzie Road, Purerua Peninsula, Kerikeri (being Lots 1-21 DP 497523) have been given effect to, and remain live, thus development of Wiroa Station, including vacant lots and the Property itself continue to be enabled by those consents. In other words, the Resource Consents enable development, and completion of the Wiroa Station</p>	<p>Amend the Proposed District Plan to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the resource consents approved for Wiroa Station, 40 McKenzie Road, Purerua Peninsula, Kerikeri (being Lots 1-21 DP 497523); and/or Insert a new special purpose zone and/or structure plan together with</p>

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					<p>development, notwithstanding the provisions of the Proposed District Plan. 8. However, the Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the Resource Consents.</p> <p>The Proposed District Plan provisions will restrict development of the property in a manner that is inconsistent with the resource consents and the integrated and comprehensive development authorised by those. Especially the controls within the Coastal Environment overlay, which covers the entire property.</p> <p>Parts of the property are also identified as being subject to the Coastal Flood overlays. Insofar as these interfere with, or purport to restrict development authorised under the resource consents, these are inappropriate. Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis.</p> <p>The proposed provisions are inconsistent with the Act and relevant planning instruments</p>	<p>appropriate provisions (objectives, policies and rules) enabling the residential activity and development authorised by the resource consents approved for Wiroa Station as a permitted activity as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the Coastal Environment and Coastal Flooding and/or</p> <p>Otherwise amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the resource consents approved for Wiroa Station</p> <p>Otherwise amend the provisions of the Proposed District Plan to provide for extensions and alterations to existing structures at Wiroa Station, in a manner consistent with the activities and buildings authorised by the resource consents approved for Wiroa Station.</p>
<p>Matthew Draper and Michaela Jannard (S347)</p>	<p>S347.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>Resource consents for Mataka Station have been given effect to, and remain live, thus development of Mataka Station, including vacant lots and Lot 19 DP 323083 continue to be enabled by those consents. In other words, the resource consents enable development, and completion of the Mataka Station development, notwithstanding the provisions of the Proposed District Plan. However, the Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the resource consents.</p>	<p>Amend the Proposed District Plan to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the resource consents approved for Mataka Station, Purerua Peninsula Peninsula (including Lot 19 DP 323083); and/or</p> <p>Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development</p>

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					<p>The Proposed District Plan provisions will restrict development of the property and Mataka Station more generally, in a manner that is inconsistent with the resource consents and the integrated and comprehensive development authorised by that.</p> <p>The Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property and Mataka Station more generally, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis.</p> <p>The proposed provisions are inconsistent with the Act and relevant planning instruments</p>	<p>authorised by the resource consents approved for Mataka Station as a permitted activity as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the Coastal Environment, Outstanding Natural Landscape of High Natural Character and/or</p> <p>Otherwise amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the resource consents approved for Mataka Station</p>
<p>Matthew Draper and Michaela Jannard (S347)</p>	<p>S347.002</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>Resource consents for Mataka Station have been given effect to, and remain live, thus development of Mataka Station, including vacant lots and Lot 19 DP 323083 continue to be enabled by those consents. In other words, the resource consents enable development, and completion of the Mataka Station development, notwithstanding the provisions of the Proposed District Plan.</p> <p>However, the Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the resource consents.</p> <p>The Proposed District Plan provisions will restrict development of the property and Mataka Station more generally, in a manner that is inconsistent with the resource consents and the integrated and comprehensive development authorised by that.</p> <p>The Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property and Mataka Station more generally, nor</p>	<p>Amend the Proposed District Plan to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the resource consents approved for Mataka Station, Purerua Peninsula Peninsula (including Lot 19 DP 323083); and/or</p> <p>Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development authorised by the resource consents approved for Mataka Station as a permitted activity as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the Coastal Environment, Outstanding Natural Landscape of High Natural Character and/or</p> <p>Otherwise amend the provisions of the Proposed District Plan to</p>

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					<p>elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis.</p> <p>The proposed provisions are inconsistent with the Act and relevant planning instruments</p>	<p>preserve the activities and buildings authorised by the resource consents approved for Mataka Station</p>
<p>Matthew Draper and Michaela Jannard (S347)</p>	<p>S347.003</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>Resource consents for Mataka Station have been given effect to, and remain live, thus development of Mataka Station, including vacant lots and Lot 19 DP 323083 continue to be enabled by those consents. In other words, the resource consents enable development, and completion of the Mataka Station development, notwithstanding the provisions of the Proposed District Plan. However, the Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the resource consents.</p> <p>The Proposed District Plan provisions will restrict development of the property and Mataka Station more generally, in a manner that is inconsistent with the resource consents and the integrated and comprehensive development authorised by that.</p> <p>The Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property and Mataka Station more generally, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis.</p> <p>The proposed provisions are inconsistent with the Act and relevant planning instruments</p>	<p>Amend the Proposed District Plan to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the resource consents approved for Mataka Station, Purerua Peninsula Peninsula (including Lot 19 DP 323083); and/or</p> <p>Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development authorised by the resource consents approved for Mataka Station as a permitted activity as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the Coastal Environment, Outstanding Natural Landscape of High Natural Character and/or</p> <p>Otherwise amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the resource consents approved for Mataka Station</p>
<p>Matthew Draper and Michaela</p>	<p>S347.004</p>	<p>General</p>	<p>General / Plan Content /</p>	<p>Oppose</p>	<p>Resource consents for Mataka Station have been given effect to, and remain live, thus development of Mataka Station, including vacant lots and Lot 19 DP 323083 continue</p>	<p>Amend the Proposed District Plan to explicitly, and specifically provide for, and preserve the activities and land uses authorised under the</p>

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Jannard (S347)			Miscellaneous		<p>to be enabled by those consents. In other words, the resource consents enable development, and completion of the Mataka Station development, notwithstanding the provisions of the Proposed District Plan. However, the Proposed District Plan fails to recognise, have regard to, or provide for the development and subdivision enabled by the resource consents.</p> <p>The Proposed District Plan provisions will restrict development of the property and Mataka Station more generally, in a manner that is inconsistent with the resource consents and the integrated and comprehensive development authorised by that.</p> <p>The Council's s32 analysis does not mention, or consider approved but unimplemented developments within the Property and Mataka Station more generally, nor elsewhere. The "low intensity" development controls and height limits proposed within the Coastal Environment are given very little analysis.</p> <p>The proposed provisions are inconsistent with the Act and relevant planning instruments</p>	<p>resource consents approved for Mataka Station, Purerua Peninsula Peninsula (including Lot 19 DP 323083); and/or</p> <p>Insert a new special purpose zone and/or structure plan together with appropriate provisions (objectives, policies and rules) enabling the residential activity and development authorised by the resource consents approved for Mataka Station as a permitted activity as well as appropriate activities within the Rural Production Zone, regardless of the provisions of the Coastal Environment, Outstanding Natural Landscape of High Natural Character and/or</p> <p>Otherwise amend the provisions of the Proposed District Plan to preserve the activities and buildings authorised by the resource consents approved for Mataka Station</p>
Philibert Jean-G Frick (S352)	S352.001	General	General / Plan Content / Miscellaneous	Oppose	<p>The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.</p>	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct</p>

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						will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%
The BOI Watchdogs (S354)	S354.002	General	General / Plan Content / Miscellaneous	Support	To address the concerns detailed in the BOI Watchdog submission about councils' practices, implementation of district plans and supporting practice notes. To enable the group and dog owners to understand the impact on dog ownership and to enable them then to discuss issues / concerns with Council. Refer to full submission.	Amend all documentation in the PDP to ensure that it meets the above motherhood statement, so that elements which may impact dogs and dog owners can be clearly identified to Council.
The BOI Watchdogs (S354)	S354.003	General	General / Plan Content / Miscellaneous	Support	To address the concerns, detailed in the BOI Watchdog submission about Council, staff and its processes and resource management practices over pet ownership. Refer to the submission for full details.	Require of FNDC management that regular hui be held with dog owners, and that the purpose of those meetings is for senior staff to listen to the community, and to begin to re-build trust, and working relationships. At least one elected member should consistently attend these meetings.
The BOI Watchdogs (S354)	S354.004	General	General / Plan Content / Miscellaneous	Support	To help with animal welfare needs, and reduce the number of animals having to be euthanized. Refer to submission for full details.	Direct FNDC management to work with local animal rescue services immediately, to help them in this crisis period, not hinder them. This should include consideration of emergency funding to cope with the increase in the number of dogs needing rehoming, access to free EAP services, funding for de-sexing dogs across the rohe, and

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						infrastructure so they can help residents who have to relinquish dogs (in part, due to FNDC's own actions over the last two decades).
The BOI Watchdogs (S354)	S354.005	General	General / Plan Content / Miscellaneous	Support	To appropriately manage animal welfare, as well as providing for the safety of communities. Refer to submission for full details.	Review and consider mandatory de-sexing and breeder regulations.
The BOI Watchdogs (S354)	S354.007	General	General / Plan Content / Miscellaneous	Support	To address how the group members, local rescue groups and dog owners have been treated by Council and the lack of transparency over the banning and restricting of dogs when processing resource consents. Refer to full submission.	Apologise for FNDC management's history of obfuscation and secrecy around the banning and restricting of dogs in our community.
The BOI Watchdogs (S354)	S354.008	General	General / Plan Content / Miscellaneous	Support	Northland Regional Council advises landlords to include restrictions in their tenancy agreements on pet ownership. Refer to full submission.	Instruct FNDC management to support dog owners who are tenants by encouraging the Northland Regional Council to remove advice on their website, or on any other documents, that landlords should not allow pets on tenancy agreements.
The BOI Watchdogs (S354)	S354.009	General	General / Plan Content / Miscellaneous	Support	To address the concerns, detailed in the BOI Watchdog submission about Council, staff and its processes and resource management practices over pet ownership. Refer to the submission for full details.	Instruct FNDC management to encourage, facilitate and resource dog owners and environmentalists to work together in our own local communities to find local solutions to any issues.
The BOI Watchdogs (S354)	S354.010	General	General / Plan Content / Miscellaneous	Support	To address past grievances over the Dog Tax Wars of 1898 and to recognise the high percentage of dog ownership in Maori households.	Insert into the District Plan (inferred) that consultation around dog management always occurs with iwi and hapu, particularly those in the Hokianga, whose family members and ancestors were directly harmed by the Dog Tax Wars of 1898.

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The BOI Watchdogs (S354)	S354.011	General	General / Plan Content / Miscellaneous	Support	What is good for the goose, should be good for the gander. Examples of this are the Council Horeke Pound and Donna Doolittle facility and the application of the definition of kennels in the operative district plan. Refer to the full submission.	Direct FNDC management to abide by its own rules and regulations.
The BOI Watchdogs (S354)	S354.012	General	General / Plan Content / Miscellaneous	Support	This is a need to protect the current and future frontline staff. It is such a tough job, and they deserve support and safety. It is also required due to the sexist culture in this department. Refer to full submission for details.	Review the culture and functioning of the Animal Management Department, from the bottom up, with protection for whistle-blowers inside and outside the council. Review every complaint over the last five years. Consult the community.
The BOI Watchdogs (S354)	S354.013	General	General / Plan Content / Miscellaneous	Support	Misuse of the Public Works Act has occurred, as perhaps demonstrated by the case in the purchase of Melka Kennels in Kaikohe. Refer to full submission.	Direct FNDC Management that the use of the Public Works Act by FNDC be more judicious, and subject to regular, quick, oversight by the elected Council, so that it is not used to bully residents, or obtain unfair financial advantage over people in our community.
The BOI Watchdogs (S354)	S354.014	General	General / Plan Content / Miscellaneous	Oppose	This should go some way to reduce the imbalance between volunteer community member input, and that of large organisations who have paid lobbyists writing their responses (e.g. DOC, Farmers Federation, Forest and Bird).	Amend FNDC consultation processes, to work out how to better ensure that all our community members genuinely understand documentation and can contribute fully. In addition, provide funding for residents and community groups to get professional support when consultations are very complex.
The BOI Watchdogs (S354)	S354.015	General	General / Plan Content / Miscellaneous	Oppose	Dog ownership has many benefits, and it is something the majority of the community want to be able to do. There has been no evidence provided that demonstrates that dogs are impacting adversely on the districts biodiversity and it appears to be management requiring this vs good resource	Delete any reference in Part 2, District Wide Matters, Strategic Direction, Economic, and social wellbeing: all social prosperity objectives, and Natural Environment: SDEP06 that would limit dog ownership.

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					management practices. Refer to full submission for details.	
The BOI Watchdogs (S354)	S354.016	General	General / Plan Content / Miscellaneous	Oppose	Dogs are not pests.	Delete any section in the Plan which mentions dogs as pests (inferred)
The BOI Watchdogs (S354)	S354.017	General	General / Plan Content / Miscellaneous	Oppose	The Plan should not restrict dog ownership and dogs to not impact adversely on biodiversity (inferred).	Delete any sections of the Plan which state the aim is to "Encourage and support active management of pest plants and animals" or "Require landowners to manage pets and pest species to avoid risks to threatened indigenous species."
The BOI Watchdogs (S354)	S354.027	General	General / Plan Content / Miscellaneous	Oppose	Plain language is being encouraged by central government. The Proposed District Plan took staff years to devise, yet we had 12 weeks to wad through it. The stack of printed documents for us to consider is taller than some of our dogs. We fear missing some clauses, or policies, or practice notes which might further harm our right to live in Northland with our furry family members.	Amend the Proposed District Plan to be written in plain language (inferred)
Wakaiti Dalton (S355)	S355.001	General	General / Plan Content / Miscellaneous	Oppose	We note that across the PDP the standards for building setbacks from MHW does not have standards for setbacks from rivers, lakes and wetlands. We consider this to be an issue as stormwater generation from impermeable surfaces can adversely affect the waterbodies.	Seek amendments across the PDP to incorporate setbacks from all freshwater bodies.
Waka Kotahi NZ Transport Agency (S356)	S356.065	General	General / Plan Content / Miscellaneous	Neutral	It is not clear why only the natural character of wetlands, lake and river margins are relevant to this chapter, particularly in the context of APP1 and assessment of Outstanding and High Natural Character areas. It is suggested that the policy framework considers all aspects of natural character in a tiered approach.	Amend this section to account for all areas of Natural Character and implement a tiered approach to Outstanding and High Natural Character areas as identified through APP1.

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Northland Regional Council (S359)	S359.004	General	General / Plan Content / Miscellaneous	Support in part	The National Policy Statement-Highly Productive Land will, and the National Policy Statement-Indigenous Biodiversity is likely to, take effect prior to the end of 2022 and the proposed plan will need to be reviewed in light of these new pieces of national direction	Amend the plan to have regard to the National Policy Statement-Highly Productive Land and the National Policy Statement-Indigenous Biodiversity
Northland Regional Council (S359)	S359.007	General	General / Plan Content / Miscellaneous	Support in part	We recommend that land use provisions be tested to ensure there are no undue impediments to climate change mitigation (e.g. amenity-based rules on 'reflectivity', building height or similar that unduly limit opportunities for small to medium scale solar or wind generation).	Amend land use provisions where they are an impediment to climate change mitigation (eg. amenity-based rules on 'reflectivity', building height or similar that unduly limit opportunities for small to medium scale solar or wind generation) (inferred).
Northland Regional Council (S359)	S359.008	General	General / Plan Content / Miscellaneous	Support in part	The actions set out in the Te Taitokerau Climate Adaptation Strategy should guide development of climate change provisions within the Plan	Amend the climate change provisions where required to have regard to the Te Taitokerau Climate Adaptation Strategy (inferred)
Northland Regional Council (S359)	S359.009	General	General / Plan Content / Miscellaneous	Support in part	Recent updates from the Ministry for the Environment indicate that sea level is rising faster than anticipated. The Proposed Plan should therefore consider the potential for updating of NRC hazard maps and working with NRC to reflect new understanding of the issue.	Amend the planning maps to align with updated NRC hazard maps (inferred)
Northland Regional Council (S359)	S359.011	General	General / Plan Content / Miscellaneous	Support in part	Water resilience is a particular concern for the Far North district, as was highlighted in the 2019/2020 drought that exposed the vulnerability of existing supplies, primarily those that rely on 'run of river' and are highly unreliable during extended dry periods. We suggest this be embedded in the relevant sections of strategic direction chapter. We note drought is included in the District Wide Matters section on Hazards and Risks but feel the significance of these issues could be more strongly highlighted.	Insert provisions signalling that high intensity development will not be enabled unless serviced by a supply network or adequate on-site storage is provided to cater for extended dry spells/droughts
Northland Regional Council (S359)	S359.019	General	General / Plan Content /	Support in part	Reverse sensitivity is a concern in Rural Production areas - from NRC's perspective, agricultural use, burning/smoke and odour	Amend to include stronger reverse sensitivity provisions. Provisions to consider requiring greater setbacks

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Council (S359)			Miscellaneous		are frequent issues. Recommend strengthening reverse sensitivity provisions, especially where lifestyle/rural residential development occurs within or adjoins Rural Production, mineral extraction, Industrial zones and significant infrastructure.	of potentially up to 100m for habitable buildings within production zones, appropriate visual and physical screening and limitations on intensity of noise sensitive activities
Northland Regional Council (S359)	S359.020	General	General / Plan Content / Miscellaneous	Support in part	Recommend strengthening reverse sensitivity provisions, especially where lifestyle/rural residential development occurs within or adjoins Rural Production, mineral extraction, Industrial zones and significant infrastructure.	Amend to include stronger reverse sensitivity provisions. Provisions to consider appropriate visual and physical screening and limitations on intensity of noise sensitive activities
Northland Regional Council (S359)	S359.021	General	General / Plan Content / Miscellaneous	Support in part	Recommend strengthening reverse sensitivity provisions, especially where lifestyle/rural residential development occurs within or adjoins Rural Production, mineral extraction, Industrial zones and significant infrastructure.	Amend to include stronger reverse sensitivity provisions. Provisions to consider appropriate visual and physical screening and limitations on intensity of noise sensitive activities
Northland Regional Council (S359)	S359.022	General	General / Plan Content / Miscellaneous	Support in part	Recommend strengthening reverse sensitivity provisions, especially where lifestyle/rural residential development occurs within or adjoins Rural Production, mineral extraction, Industrial zones and significant infrastructure.	Amend to include stronger reverse sensitivity provisions. Provisions to consider appropriate visual and physical screening and limitations on intensity of noise sensitive activities
Northland Regional Council (S359)	S359.025	General	General / Plan Content / Miscellaneous	Support in part	Fully support the identification of and specific zoning for Māori land (under Te Ture Whenua Act) and land returned through Treaty Settlement as cultural or commercial redress. However, we recommend that the provisions relating to the use and subdivision of these zones (eg. Policy NFL-P5) be reviewed to ensure that they do not unnecessarily restrict the intent for the use of such land (for example land returned as commercial redress should not be limited to 'ancestral' use where it is in an ONL or ONF) especially as there is no definition of what constitutes 'ancestral' use.	Amend the subdivisions provisions applying to the Maori Purpose Zone and the Treaty Settlement Land overlay to ensure they do not unnecessarily restrict the intent for the use of such land (for example land returned as commercial redress should not be limited to 'ancestral' use where it is in an ONL or ONF) especially as there is no definition of what constitutes 'ancestral' use.

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Northland Regional Council (S359)	S359.027	General	General / Plan Content / Miscellaneous	Support in part	The government has released the NPS for Highly Productive Land. In order to consider the availability of such land for primary production now and into the future, NRC recommends council carefully consider what mechanisms it is going to put in place to protect the Class 1, 2 and 3 (and possibly some class 4) soils of the district as a valuable natural resource.	Amend the plan to reconsider mechanisms to protect Class 1, 2 and 3 (and possibly some class 4) soils as a valuable natural resource
Northland Regional Council (S359)	S359.028	General	General / Plan Content / Miscellaneous	Support in part	Recognise the use of Horticulture zone as a valuable means of providing protection for highly productive land. For areas outside this zone, we recommend applying a minimum of Rural Production or General Rural zoning to large tracts of highly productive soils, and where appropriate encouraging lifestyle/rural residential development on poorer soils with supporting infrastructure (roading, water supply, waste and stormwater).	Amend the zoning of land where it is not in the Horticulture zone and it includes highly productive land, applying a minimum of Rural Production or General Rural zoning to large tracts of highly productive soils. Where appropriate encourage lifestyle/rural residential development on poorer soils with supporting infrastructure
Northland Regional Council (S359)	S359.033	General	General / Plan Content / Miscellaneous	Support in part	Renewable energy provisions need to recognise that some forms of renewable energy (such as wind speeds required for larger-scale wind farms for example) are limited geographically and may be location specific in the same way in which mineral resources or highly versatile soils are	Amend the renewable energy provisions to recognise that some forms of renewable energy are limited geographically and may be location specific
Northland Regional Council (S359)	S359.034	General	General / Plan Content / Miscellaneous	Support in part	As the nation shifts to a low carbon economy, the need for our Northland communities to maximise their use of renewable energy sources for electricity generation within the next decade will become paramount and we recommend careful consideration of the provisions which must enable this access.	Amend the provisions to enhance access to renewable energy sources.
Northland Regional Council (S359)	S359.035	General	General / Plan Content / Miscellaneous	Support in part	The section on 'Sites and areas of significance to Māori' could be strengthened to better reflect the status of Māori as a Treaty partner. Appropriate clauses could include a policy on when an assessment of cultural impacts is required and what this should cover	Amend the 'Sites and areas of significance to Māori' chapter to better reflect the status of Māori as a Treaty partner.

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Northland Regional Council (S359)	S359.036	General	General / Plan Content / Miscellaneous	Support in part	Greater emphasis could be given to demonstrate the importance council places on cultural values, and that ensures that landowners and developers understand that the professional input of tangata whenua should be considered as any other professional expertise	Amend the Plan to place greater emphasis on cultural values and the professional input of tangata whenua (inferred)
Northland Regional Council (S359)	S359.039	General	General / Plan Content / Miscellaneous	Support in part	There are potential effects associated with carbon farming such as lack of fire breaks, closer planting spaces and resulting difficulty in pest management as well as those normally associated with production forestry such as amenity and visual effects, wilding pine and fire risk.	Amend the Plan to consider including controls on exotic carbon forestry within the coastal environment, natural character areas, ONFL and areas of elite soils to protect the values of these resources and to manage nuisance such as shading, plant pest spread and fire risk.
Northland Regional Council (S359)	S359.040	General	General / Plan Content / Miscellaneous	Support in part	There are potential effects associated with carbon farming such as lack of fire breaks, closer planting spaces and resulting difficulty in pest management as well as those normally associated with production forestry such as amenity and visual effects, wilding pine and fire risk.	Amend the Plan to consider including controls on exotic carbon forestry within the coastal environment, natural character areas, ONFL and areas of elite soils to protect the values of these resources and to manage nuisance such as shading, plant pest spread and fire risk.
Northland Regional Council (S359)	S359.041	General	General / Plan Content / Miscellaneous	Support in part	There are potential effects associated with carbon farming such as lack of fire breaks, closer planting spaces and resulting difficulty in pest management as well as those normally associated with production forestry such as amenity and visual effects, wilding pine and fire risk.	Amend the Plan to consider including controls on exotic carbon forestry within the coastal environment, natural character areas, ONFL and areas of elite soils to protect the values of these resources and to manage nuisance such as shading, plant pest spread and fire risk.
Northland Regional Council (S359)	S359.042	General	General / Plan Content / Miscellaneous	Support in part	There are potential effects associated with carbon farming such as lack of fire breaks, closer planting spaces and resulting difficulty in pest management as well as those normally associated with production forestry	Amend the Plan to consider including controls on exotic carbon forestry within the coastal environment, natural character areas, ONFL and areas of elite soils

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					such as amenity and visual effects, wilding pine and fire risk.	to protect the values of these resources and to manage nuisance such as shading, plant pest spread and fire risk.
Waste Management NZ Limited (S360)	S360.001	General	General / Plan Content / Miscellaneous	Oppose	Within the Strategic Directions, or in any other part of the Proposed Plan, there is no recognition of the waste management system as a critical component of the district infrastructure that is necessary to manage the effects of human activity within the Far North District, or of its supporting role in responding to the overarching strategic directions for the district. The lack of strategic-level recognition for waste management infrastructure and facilities is fundamentally flawed. This lack of recognition for the waste management network flows down into the specific provisions of the Proposed Plan	Amend Part 2 - District-wide Matters -Strategic Direction to recognise the importance that waste management facilities play in supporting the development and growth of the district
Foodstuffs North Island Limited (S363)	S363.001	General	General / Plan Content / Miscellaneous	Not Stated	The submitter 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. the submitter considers 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.	Amend the whole plan to establish a centre hierarchy to set a clear policy direction for the larger urban areas within the District, and amend provisions and zoning as necessary to implement the hierarchy that achieves a compact urban form.
Foodstuffs North Island Limited (S363)	S363.003	General	General / Plan Content / Miscellaneous	Not Stated	The submitter identifies that 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. This note is easily missed any could lead to plan interpretation issues.	Amend 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.
Foodstuffs North Island Limited (S363)	S363.037	General	General / Plan Content /	Not Stated	A large number of Foodstuffs sites of interest have been zoned MUZ. Being the only commercial zone proposed the MUZ, logically it is intended to provide for a range	Amend to reconsider the approach to commercial zones and reconsider the most appropriate zoning for existing centres and villages which

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			Miscellaneous		of business activities and enable supermarket activities. As drafted the MUZ does not provide any form of policy direction with respect to appropriate business activities.	accurately reflects existing and planned levels of development specific to those areas. Provide sufficient section 32 evaluation to support the approach to zoning
Director-General of Conservation (Department of Conservation) (S364)	S364.004	General	General / Plan Content / Miscellaneous	Oppose	There are no scheduled SNAs within Schedule 4 of the Proposed District Plan. The Director-General is strongly opposed to this decision, which is considered contrary to section 6(c) of the RMA, the objectives and policies of the Regional Policy Statement for Northland, and the NPSIB exposure draft. The Director-General is concerned that the current wording of the subdivision chapter will allow potential SNA sites to be subdivided with minimal ability to consider the adverse effects of the subdivision on indigenous biodiversity.	Amend all restricted discretionary activity and controlled activity rules to insert matters of discretion/control for indigenous biodiversity where appropriate and not already identified (inferred).
Director-General of Conservation (Department of Conservation) (S364)	S364.005	General	General / Plan Content / Miscellaneous	Not Stated	The s32 reports have identified that it is effective and efficient to align the PDP approach with the expected policy direction and requirements of the exposure draft of the National Policy Statement on Indigenous Biodiversity (NPSIB). The NPSIB is anticipated to come into effect during the PDP further submissions and hearing process. For this reason, the PDP should be reviewed and updated to be consistent with the NPSIB exposure draft.	Amend the Plan to be consistent with the NPSIB exposure draft. Specifically, but not limited to: <ul style="list-style-type: none"> • Protect SNAs and identified taonga on Māori lands inline with clause 3.18 of the NPSIB exposure draft. • Include objectives, policies, or methods in the PDP for managing the adverse effects of new subdivision, use, and development on highly mobile fauna areas. • Incorporate NPSIB Appendices 3 and 4 or like principles into the PDP. Update proposed Policy IB-P4 to require that any biodiversity offset, or biodiversity compensation

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						be in accordance with these principles.
Director-General of Conservation (Department of Conservation) (S364)	S364.007	General	General / Plan Content / Miscellaneous	Not Stated	Kiwi conservation is particularly important in the Far North District context. Although it is noted that the North Island Kiwi is "Not Threatened", it has only reached this improved conservation status after significant community conservation efforts. These efforts should not go to waste and specific kiwi conservation objectives, policies, and rules should therefore be incorporated into the Proposed District Plan.	Insert framework into the District Plan to promote pet-free subdivisions in high-density kiwi areas.
Director-General of Conservation (Department of Conservation) (S364)	S364.012	General approach	General / Plan Content / Miscellaneous	Support in part	The Director-General supports the inclusion of Biodiversity Offset provisions, however, requests that the provisions are updated to be in line with the NPSIB exposure draft.	Insert the NPSIB exposure draft biodiversity offset and compensation principles into the District Plan, ideally within an appendix that can be referenced in relevant provisions.
Director-General of Conservation (Department of Conservation) (S364)	S364.015	General approach	General / Plan Content / Miscellaneous	Support in part	The Director-General supports the inclusion of Biodiversity Compensation provisions, however, requests that the provisions are updated to be in line with the NPSIB exposure draft.	Insert the NPSIB exposure draft biodiversity offset and compensation principles to the District Plan, ideally within an appendix that can be referenced in relevant provisions.
Director-General of Conservation (Department of Conservation) (S364)	S364.082	General	General / Plan Content / Miscellaneous	Not Stated	Kauri Dieback is caused by a pathogen that is easily spread through soil movements, including when it is carried on footwear, equipment, and vehicles. The disease is threatening Kauri with functional extinction and requires collaborative work to manage the disease and control any further spread. Any land disturbance works within three times the radius of the canopy of the dripline of New Zealand Kauri Tree ("the kauri hygiene zone") can cause potential contamination of an uninfected site and spread the disease.	Insert clear guidance in the Plan for the management of Kauri Dieback disease, such as laid out in the Thames Coromandel District Plan.
Director-General of	S364.083	General	General / Plan Content	Not Stated	Kauri Dieback is caused by a pathogen that is easily spread through soil movements,	Insert clear guidance in the Plan for the management of Kauri Dieback

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Conservation (Department of Conservation) (S364)			/ Miscellaneous		including when it is carried on footwear, equipment, and vehicles. The disease is threatening Kauri with functional extinction and requires collaborative work to manage the disease and control any further spread. Any land disturbance works within three times the radius of the canopy of the dripline of New Zealand Kauri Tree ("the kauri hygiene zone") can cause potential contamination of an uninfected site and spread the disease.	disease, such as laid out in the Thames Coromandel District Plan.
Far North District Council (S368)	S368.005	General	General / Plan Content / Miscellaneous	Support in part	The PDP is required to give effect to any National Policy Statement for Indigenous Biodiversity.	Amend where necessary to give effect to the National Policy Statement for Indigenous Biodiversity
Far North District Council (S368)	S368.036	General	General / Plan Content / Miscellaneous	Support in part	For usability, the reference to Policy TW-P6 within the policy framework of various chapters should provide a link to TW-P6	Amend where policies throughout the plan refer to Policy TW-P6, to include a link to that policy.
Bunnings Limited (S371)	S371.001	General	General / Plan Content / Miscellaneous	Support in part	Bunnings have general concern that the Strategic Direction chapter contains objectives for each topic, and not policies. The objectives need policies to demonstrate how they are going to be achieved in the Plan. It is also important at this strategic level of the Proposed Plan, that the policies provide clear direction for the consideration of resource consents where there is conflict between different areas of strategic direction. No clear policy direction to give effect to the proposed objective could lead to an ineffective plan	Amend the strategic direction chapter: <ul style="list-style-type: none"> To provide clear direction for growth and development throughout the Far North District. Include appropriate policy to give effect to strategic direction objectives. Establish a centre hierarchy to set a clear policy direction for the larger urban areas within the District, and amend zoning as necessary to implement the hierarchy. Evaluated objectives in accordance with section 32AA to confirm that these

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						are the most appropriate objectives
Bunnings Limited (S371)	S371.002	General	General / Plan Content / Miscellaneous	Support in part	The Strategic Direction Chapter does not include any form of direction by way of mapping or provisions to set a clear hierarchy of centres. Bunnings considers that the larger urban areas within the Far North, which would benefit from stronger policy direction with respect to economic growth and development.	Amend the strategic direction chapter to include stronger policy direction with respect to economic growth and development
McDonalds Restaurants NZ Limited (S385)	S385.018	General	General / Plan Content / Miscellaneous	Oppose	McDonald's Kerikeri, Kaikohe and Kaitaia have all been zoned Mixed Use. Mixed Use Zone is the only commercial zone within the Proposed Plan suite. As noted in section 2.0, McDonald's considers the limited commercial zoning to be a flaw of the Proposed Plan and seeks that Council review the suite of zoning, in the least, to differentiate between town centres and commercial areas on the peripheries where Light Industrial is not appropriate. This will enable a more targeted approach to ensure that the right activities are located in	Amend suite of commercial zoning.
Sarah Ballantyne and Dean Agnew (S386)	S386.001	General	General / Plan Content / Miscellaneous	Not Stated	The PDP includes activity-based rules which manage the establishment and operation of activities within zones and sites. Ballantyne & Agnew note that no definition nesting tables are used in the PDP. It is considered that nesting tables will provide certainty for plan users as to what activities are captured in the rules.	That FNDC: Incorporate nesting tables into the definitions chapter. The introduction and explanation of nesting tables be included within the Definitions Chapter. Create definitions for all undefined terms / activities.
Merata Kawharu Taituha, Renata Tane, Albie Apiata, Billie Taituha and Hirini Tane (S389)	S389.017	General	General / Plan Content / Miscellaneous	Support in part	We would like to emphasise three key values as being values that may also underpin the Council's proposed plan and how it works: Kotahitanga: Inclusivity and working together; Mana: The rights, status, authority and positioning of individuals and groups; Manaakitanga: The counter to mana, that embraces the kinship ethic of considering the	Amend the plan to recognise the key values outlined in the submission summary (inferred)

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					needs and interests of others, extending hospitality and care We also see the value in considering the roles and responsibilities of Council and tangata whenua as dynamics within the realms of Papatūānuku and Ranginui. Law and tikanga will guide what needs to be done.	
Te Runanga o Ngai Takoto Trust (S390)	S390.013	General	General / Plan Content / Miscellaneous	Oppose	The submitter considers that the RMA defines effect to include positive, adverse, cumulative and other effects, all of equal importance. While the PDP has adopted this definition, many of its provisions single out adverse effects only for consideration, without reference to positive effects. This has the potential to constrain the development of Māori land, because the positive effects of development are to be given only secondary consideration.	Amend any plan provisions requiring specific consideration of adverse effects, either by deleting the word "adverse" by adding equal references to positive and cumulative effects.
Te Runanga o Ngai Takoto Trust (S390)	S390.014	General	General / Plan Content / Miscellaneous	Oppose	The submitter considers that various plan provisions (e.g., TW-O2 and TW-P2) mention tāngata whenua involvement in resource management processes. These plan provisions have limited scope and the plan needs to be amended throughout to provide for tāngata whenua to be involved directly in decision-making in Council forums and hearings panels. The plan should also provide (as a non-regulatory method) for Council to help build the capacity of iwi and hapū to participate, for example by funding individuals to complete the "Making Good Decisions" training for hearings commissioners.	Amend the plan to strengthen and clarify opportunities for tāngata whenua involvement in resource management processes.
Te Runanga o Ngai Takoto Trust (S390)	S390.015	General	General / Plan Content / Miscellaneous	Oppose	The submitter considers that various plan provisions (e.g., TW-O2 and TW-P2) mention tāngata whenua involvement in resource management processes. These plan provisions have limited scope and the plan needs to be amended throughout to provide for tāngata whenua to be involved directly in decision-making in Council forums and	Amend the plan to strengthen and clarify opportunities for tāngata whenua involvement in resource management processes.

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					hearings panels. The plan should also provide (as a non-regulatory method) for Council to help build the capacity of iwi and hapū to participate, for example by funding individuals to complete the "Making Good Decisions" training for hearings commissioners.	
Te Runanga o Ngai Takoto Trust (S390)	S390.016	General	General / Plan Content / Miscellaneous	Oppose	The submitter considers that as Council proposes to undertake the identification of more sites and areas in partnership with tāngata whenua 2 years post Council decisions, subject to funding, RMA and LGA reforms, that in the interim, unscheduled SoCS will be unprotected and at a minimum TW-P6 will need to be applied.	Amend the plan to ensure that the definition of historic heritage, heritage management, cultural landscapes which includes sites of significance to Māori, including wāhi tapu, does not give rise to conflicts and inconsistencies between the definitions
Te Runanga o Ngai Takoto Trust (S390)	S390.017	General	General / Plan Content / Miscellaneous	Oppose	The submitter considers that the Purpose section of the district plan, which states that the plan helps council achieve the outcomes of Far North 2100 however, the plan makes no other reference to supporting tāngata whenua as kaitiaki to protect flora and fauna. Instead, it takes a purely regulatory approach, to the exclusion of non-regulatory methods. Far North 2100 refers to "building high trust collaborative relationship with iwi and hapū who have aspirations to protect indigenous flora and fauna. This aims to support tāngata whenua as kaitiaki and their right to protect flora and fauna."	Amend the PDP to implement Far North 2100 by indicating support for kaitiaki through non-regulatory methods, including financial support and involving tāngata whenua in decision-making around protection of flora and fauna.
Te Runanga o Ngai Takoto Trust (S390)	S390.039	General	General / Plan Content / Miscellaneous	Oppose	The submitter considers that the proposed plan provisions which mention tāngata whenua engagement through various means requires clarification as to tools, mechanisms and methods Council proposes to utilise to achieve this.	Amend the proposed plan to clarify tools and mechanisms for tāngata whenua engagement and involvement in decision-making.
Phill Grimshaw (S391)	S391.001	General	General / Plan Content / Miscellaneous	Oppose	Provisions should enable the ability for people to exercise their existing use rights, where rebuilding a house 'like for like' and which result in effects which are the same or similar in character, intensity, and scale	Insert additional provisions which allow residents within the district to develop a house/building/activity in accordance with Section 10 of the RMA 1991 (certain existing uses in relation to land protected) despite the hazard overlays which may

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						apply to their properties
Haititaimarangi Marae Kaitiaki Trust (S394)	S394.064	General	General / Plan Content / Miscellaneous	Support in part	Carrington estate meets many of the coastal environment criteria specified in App1. The connectivity between this location and Karikari Moana is obvious and well known in terms of Haititaimarangi Marae / Te Whānau Moana and Te Rorohuri mātauranga.	Amend the maps to include the Carrington Estate zone within the coastal environment and include consequential amendments to the Carrington Estate zone provisions to align with the coastal environment provisions.
Sean Jozef Vercammen (S395)	S395.014	General	General / Plan Content / Miscellaneous	Oppose	I urge FNDC to avoid stating any support for the Bill in its PDP (and any other published document) and instead to be much more prominent in its opposition to it, including in the above cited provisions in the PDP. I understand that FNDC has received \$7.8 million from LGNZ without any reference to the Bill. If Central Government and/or LGNZ later apply any such conditions to that money, I further urge FNDC to resist any such conditions that have been applied after the fact. As a last resort, FNDC should return the \$7.8m, resign from LGNZ and re-emphasise its opposition to the Bill. FNDC needs to fight for its ongoing management of three waters and to seek the funding that Central Government has currently ear-marked for implementing the Bill. A successful outcome is much more likely for the same, or even reduced, cost if councils were to receive that funding.	not stated
Ian Ray (Joe) Carr (S397)	S397.001	General	General / Plan Content / Miscellaneous	Support	I support and commend the use throughout the notified PDP of the activity status Restricted Discretionary. This, I consider gives the community much certainty and reduces bureaucracy, and I support in principle other submissions for the greater use of restrictive discretionary status activities. I support the structure of this FNDC PDP.	Retain - the restricted discretionary status for activities, and - the structure of the Plan

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Te Hiku Iwi Development Trust (S399)	S399.010	General	General / Plan Content / Miscellaneous	Not Stated	Mātauranga Māori is inconsistently spelled.	Amend the spelling of Mātauranga throughout the Plan to include macron.
Te Hiku Iwi Development Trust (S399)	S399.049	General	General / Plan Content / Miscellaneous	Not Stated	Employ consistent use of macrons throughout the proposed district plan.	Amend the Plan to employ consistent use of macrons over Māori vowels
Mark Spaans (S402)	S402.001	General	General / Plan Content / Miscellaneous	Support in part	<p>Henderson Bay has now been assigned to the Rural Production Zone. I believe the uncontrolled permissible activities of the Rural Production Zone will have adverse effects on the natural character of Henderson Bay. What occurs on the land at Henderson Bay has an effect on the coastline due to the contour of the land and streams that run off onto the beach. I would like to see Henderson Bay have exclusions that restrict and limit any primary production to what doesn't have adverse effects on those living in the Bay and the natural character of the Bay.</p> <p>I do support the low density development of Rural Production. This therefore protects Henderson Bay from further subdivision. Further subdivision would also cause adverse effects on the conservation of the area.</p>	Amend the zoning of Henderson Bay to have its own unique zone that restricts further subdivision below the current 4ha and maintains the current activities allowable activities.
Meridian Farm Ltd (S403)	S403.004	General	General / Plan Content / Miscellaneous	Not Stated	<p>The proposed changes represent a more efficient and effective use of the land, particularly given the constraints to using the land for productive purposes.</p> <p>The proposed approach best achieves sustainable management under Part 2 of the RMA.</p>	Amend any other provisions in the proposed plan changes where those provisions are inconsistent with the outcomes sought for the land subject to this submission.
Heritage New Zealand Pouhere	S409.001	General	General / Plan Content /	Support	The Proposed Plan is required to recognise and provide for the matters of national importance, in particular 6(f) "the protection of historic heritage from inappropriate	Retain the historic heritage; heritage area overlays; Kororareka Russell Township Zone and Sites and Areas of Significance to Maori

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Taonga (S409)			Miscellaneous		subdivision, use and development" and s6(e) "the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga." HNZPT considers that the hybrid-plan format of the Proposed Plan, that includes: the identification of historic heritage; heritage area overlays; Kororareka Russell Township Zone and Sites and Areas of Significance to Maori issues (Overview), objectives, policies and rules each within a Section of the plan, is of assistance to the reader in understanding the background and reasons for the rules.	chapters, the inclusion of places and areas within a Schedule and Spatial Map Layers, and subjecting places and areas to objectives, policies and rules intended to protect and enhance historic heritage be retained.
Roger Myles Smith (S411)	S411.011	General	General / Plan Content / Miscellaneous	Support in part	The submitter considers that while that the Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.	Amend the PDP to reflect the submission as follows: Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives. Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then your community might actually start to value and respect you.
Northland Federated Farmers of New Zealand (S421)	S421.001	General	General / Plan Content / Miscellaneous	Support in part	Federated Farmers seeks that the District Plan contains a resource management policy framework that enables primary production in rural areas to occur as existing uses where it is already established and with as few	Amend (inferred) the District Plan to ensure a clear pathway for existing primary production activities to continue in the rural zones of the Far North District.

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					barriers where it is sought to establish new primary production activities.	
Northland Federated Farmers of New Zealand (S421)	S421.180	General	General / Plan Content / Miscellaneous	Oppose	<p>Federated Farmers has identified that both coastal environment and coastal hazard layers have captured areas of rural farmland. It is important that the Council provides for everyday agricultural activities to occur in the coastal environment, many of which already do. The amount of land captured is small and would allow the Council to engage individually with each landowner to provide necessary education and information on the particular challenges and restrictions placed on their land.</p> <p>Federated Farmers seeks that the areas of high natural character are deleted from this section as the coastal environment, outstanding natural character and indigenous biodiversity rules are consistent with section 6(a) of the Resource Management Act 1991 in protecting these areas from inappropriate subdivision and development.</p> <p>Without the high natural character layer, the District Plan still meets the Council's obligations under the New Zealand Coastal Policy Statement as well as the Northland Regional Policy Statement</p>	Delete all references to high character areas from the Coastal Environment chapter
Northland Federated Farmers of New Zealand (S421)	S421.225	General	General / Plan Content / Miscellaneous	Support in part	Federated Farmers generally supports the Rural Lifestyle chapter of the proposed district plan.	Retain the Rural Lifestyle chapter or ensure that amendments include similar wording that achieves the same intent
Northland Federated Farmers of New Zealand (S421)	S421.226	General	General / Plan Content / Miscellaneous	Support in part	Federated Farmers generally supports the Rural Residential chapter of the proposed district plan.	Retain the Rural Residential chapter or ensure that amendments include similar wording that achieves the same intent
Northland Federated Farmers of New Zealand (S421)	S421.227	General	General / Plan Content / Miscellaneous	Support in part	Federated Farmers generally supports the Settlement chapter of the proposed district plan.	Retain the Settlement chapter or ensure that amendments include similar wording that achieves the same intent

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Maurice Dabbah (S422)	S422.001	General	General / Plan Content / Miscellaneous	Support in part	The Proposed Plan, if approved, will directly affect members of the [Mataka Residents] Association by imposing undue restrictions on the construction of residential dwellings on the Site through the application of specified overlays and rules.	Insert a new Special Purpose Zone for "Mataka Station Precinct" (including Lots 3, 21, 23 and 35 Rangihoua Road, Kerikeri, and Lots 7, 8 and 29 Oihi Road, Kerikeri) under 'Part 3 - Area Specific Matters' of the Proposed Plan; and include appropriate objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation, recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities. Insert appropriate permitted activity standards, including but not limited to the following: (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%
Ventia Ltd (S424)	S424.003	General	General / Plan Content / Miscellaneous	Not Stated	Not stated.	Amend any other part of the Plan to achieve the outcomes sought by this submission.
Pou Herenga Tai Twin Coast Cycle Trail	S425.010	General	General / Plan Content /	Not Stated	As a primary submission, PHTTCCT continues to seek that the Trail be mapped in the plan and re-submits the Pou Herenga Tai Cycle Trail Overlay Chapter (see Attachment	Insert the Pou Herenga Tai Cycle Trail Overlay Chapter (see Attachment 2) which includes provisions that seek to:

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Charitable Trust (S425)			Miscellaneous		<p>2) which includes provisions that seek to:</p> <ul style="list-style-type: none"> - Recognise and provide for the Trail in acknowledgement of the social, economic and environmental benefits it provides to the District as acknowledged by its classification as regionally significant infrastructure; - Enable appropriate activities, including the maintenance, operation, and upgrade of the Trail; and - Manage reverse sensitivity effects. <p>PHTTCCT considers that this request is appropriate for the following reasons:</p> <ul style="list-style-type: none"> - Given the regionally significant economic, social, and environmental benefits associated with the Pou Herenga Tai Trail which are further set out in section 2.1.1 and 2.1.2, mapping it in the Plan with an associated suite of provisions (as provided in Attachment 2 or to same effect) would be the most efficient and effective way to ensure these benefits are protected, continued and enhanced; - The overlay and associated provisions promote the sustainable management of the physical resources; - The overlay and associated provisions are consistent with Part 2 of the RMA; - The overlay and associated provisions are appropriate in terms of section 32 of the RMA; - The overlay and associated provisions represent an efficient use and development of physical resources which have received significant investment; - The overlay and associated provision sought appropriately avoids, remedies or mitigates adverse effects on the environment; and - The overlay and associated provision are consistent with the balance of the PDP, in particular the Strategic Direction section of the Plan. 	<ul style="list-style-type: none"> - Recognise and provide for the Trail in acknowledgement of the social, economic and environmental benefits it provides to the District as acknowledged by its classification as regionally significant infrastructure; - Enable appropriate activities, including the maintenance, operation, and upgrade of the Trail; and - Manage reverse sensitivity effects.

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Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.011	General	General / Plan Content / Miscellaneous	Support in part	PHTTCCT acknowledges the sensitivities of the Coastal Environment and supports the provision for the functional and operation need for regionally significant infrastructure but seeks amendments to make sure that minor upgrades are adequately provided for to enable the efficient and cost effective operation and maintenance of The Trail.	amend CE to provide for maintenance, operation and upgrade of regionally significant infrastructure is appropriately provide for.
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.029	General	General / Plan Content / Miscellaneous	Not Stated	PHTTCCT are concerned that there is overlap with this chapter and the National Environmental Standard for Freshwater (NES:FW).	amend NATC to remove any overlap with NES:FW
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.066	General	General / Plan Content / Miscellaneous	Oppose	PHTTCCT acknowledges the sensitivities of the Coastal Environment and supports the provision for the functional and operation need for regionally significant infrastructure but seeks amendments to make sure that minor upgrades are adequately provided for to enable the efficient and cost effective operation and maintenance of The Trail.	amend CE to provide for maintenance, operation and upgrade of regionally significant infrastructure is appropriately provide for.
Kapiro Residents Association (S427)	S427.001	General	General / Plan Content / Miscellaneous	Support in part	The PDP has several significant weaknesses that make it difficult to achieve the intended overall objectives. The rules/standard for permitted activities address limited matters, containing insufficient rules/standards relating to environmental values. The PDP frequently defaults to discretionary activity' status. This means the proposal should be considered by developers and council planners on the basis of PDP objectives and policies. However, many of the policies are written in vague terms that are open to wide interpretation. We are concerned that the PDP, as currently drafted, would support development in a form that undermines character, amenity values and other aspects of the environment that our communities value.	

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Kapiro Residents Association (S427)	S427.006	General	General / Plan Content / Miscellaneous	Support in part	The PDP should enshrine the principles/design qualities of the Urban Design Protocol, and Good Solution Guide 2007 North Shore City Council and also take on board more recent improvements/developments in quality urban design.	<p>Insert the principles / design qualities of the Urban Design Protocol and Good Solution Guide 2007 North Shore City Council in the Proposed District Plan, and also take on board more, recent improvements in quality urban design -</p> <ul style="list-style-type: none"> • Context • Character • Choice • Connections • Creativity • Custodianship • Collaboration [inferred].
Kapiro Residents Association (S427)	S427.007	General	General / Plan Content / Miscellaneous	Support in part	The PDP should include provisions that support urban design principles for quality and innovative developments, such as the community goals and visions identified in the Community Plans published on Council's website.	Amend to include provisions that support urban design principles for quality and innovative developments that cater for mixed use, mixed dwellings and mixed income levels, whilst protecting and preserving the characteristics of respective townships and the things that communities value.
Kapiro Residents Association (S427)	S427.008	General	General / Plan Content / Miscellaneous	Support in part	Spatial planning is an essential tool for achieving good planning outcomes. While we are encouraged to see that integrated development is identified as a strategic direction of the PDP, it is difficult to see how this will be implemented without having the relevant local plans to provide such direction, such as spatial plans, community plans or masterplans. We consider the lack of such documents to be a missed opportunity to rectify the historic pattern of ad-hoc development done in isolation resulting in poor planning outcomes.	Amend to insert a space holder through all relevant provisions in the plan to enable Council to continue to develop spatial plans, masterplans etc, and provide PDP mechanisms to implement such plans promptly, including through the review process should the plans be completed prior to the Proposed Plan being made Operative.
Kapiro Residents	S427.009	General	General / Plan Content	Support in part	The Operative DP contains a chapter on development financial contributions (chapter	Amend the PDP to include provisions for meaningful

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Association (S427)			/ Miscellaneous		14). However, some years ago the council eliminated most requirements for development contributions. This has resulted in a large accumulated shortfall in infrastructure and related funding, and ratepayers are unfairly expected to carry this cost burden.	development contributions to address the need for, and cost of, infrastructure [inferred].
Kapiro Residents Association (S427)	S427.012	General	General / Plan Content / Miscellaneous	Support in part	Land that is regarded as highly productive (LUC Classes 1,2 and 3) is a strictly finite resource, essential for future food production for a growing population here and worldwide, and important for jobs and economic development. The recently issued National Policy Statement for Highly Productive Land requires councils to protect LUC Class 1-3 land from fragmentation and loss (outside of identified urban zones) and allows councils to protect other types of productive land in similar manner.	Amend to include specific policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].
Kapiro Residents Association (S427)	S427.014	General	General / Plan Content / Miscellaneous	Support in part	Future urban/residential development needs to be compact. Sprawling residential growth outside the urban areas brings negative effects - it generates longer driving distances for basic services, climate emissions, fragments rural land, reduces the area of productive land and undermines the character and amenity values of rural and coastal areas.	Amend zones/chapters to insert strong policies/rules (similar to Coastal Environment zone Policy CE-P4) that will avoid urban/residential sprawl in rural and coastal areas
Kapiro Residents Association (S427)	S427.016	General	General / Plan Content / Miscellaneous	Support in part	If left unchecked, ribbon development produces sprawling areas of development that may become miles long, with multiple single accessways off main roads, and problems such as traffic blocking major highways while vehicles wait to turn into those accessways.	Amend to strictly control ribbon development in rural areas which is an undesirable form of development [inferred].
Kapiro Residents Association (S427)	S427.017	General	General / Plan Content / Miscellaneous	Support in part	We consider that the PDP provisions for subdivision, land use and development need to place greater emphasis on character and amenity values, and promote 'placemaking' and other aspects that communities value.	Amend PDP policies/rules to have particular regard to the 'maintenance and enhancement of amenity values' (as required by s7 of the RMA) and include provisions that will protect the traditional and/or distinctive character of townships

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						and rural areas, and other characteristics that are valued by local communities.
Kapiro Residents Association (S427)	S427.018	General	General / Plan Content / Miscellaneous	Support in part	The PDP should control the types, qualities and quantity of buildings occurring in towns such as Kerikeri. The PDP or other appropriate mechanism needs to set standards relating to older houses (sometimes in relatively poor condition) moved from elsewhere, low cost housing and rental housing, so that quality standards are maintained for affordable housing	Amend the PDP to preserve local character through the control of building types, qualities, quantity and design
Kapiro Residents Association (S427)	S427.022	General	General / Plan Content / Miscellaneous	Support in part	No specific reason for this decision sought.	Amend the PDP to wherever possible require or at least promote the creation of community open spaces, green open spaces, green corridors and linkages to support active transport, amenity and community wellbeing.
Kapiro Residents Association (S427)	S427.024	General	General / Plan Content / Miscellaneous	Support in part	Many new subdivisions in Kerikeri and the surrounding rural area have greatly increased the volume of traffic using the central shopping/service area and roads leading to/from the CBD (e.g. Kerikeri Road, Waipapa Road, Landing Road, Kapiro Road, Purerua Road). When new developments are approved, insufficient account is taken of the total/cumulative impact of multiple developments on traffic. Other negative impacts on the community are not taken into account - such as such additional levels of noise, disruption and other changes that can affect people, amenity values and the character of the area.	Amend Plan to require full consideration of cumulative/combined traffic effects, congestion, emissions, noise etc. in townships and roads, especially roads leading to/from a CBD or service centres, and policies/rules should allow development proposals to be rejected on the grounds of significant adverse effects from traffic [inferred].
Kapiro Residents Association (S427)	S427.025	General	General / Plan Content / Miscellaneous	Support in part	As noted in the draft DP, the council has a responsibility under the RMA and Regional Policy Statement to protect highly versatile soils and prevent land fragmentation and sterilisation, including from reverse sensitivity. We consider that further	Retain PDP provisions that will prevent further land fragmentation, sprawling development, and loss of productive agricultural/horticultural land.

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					residential development on productive land should be avoided.	
Kapiro Residents Association (S427)	S427.069	General	General / Plan Content / Miscellaneous	Support in part	<p>We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes. However, one of our concerns is that the rules around outdoor space are inadequate, and there is a danger that in the drive for higher density, the planning rules will not achieve the overall goal of protecting what is valued by the community. We believe that intensification in urban zones should be encouraged in the form of well-designed two or three storey buildings (e.g. apartment blocks) with permeable areas including garden/landscaped ground.</p> <p>In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.</p>	Amend the PDP provisions for multi-unit developments to: -include requirements for outdoor space beyond the area needed to move and park vehicles private, including private and shared outdoor space on the north, east or west side of a building -where multi-unit developments take place alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.
Kapiro Residents Association (S428)	S428.001	General	General / Plan Content / Miscellaneous	Support in part	<p>FNDC's Long Term Plan consultation document noted the importance of coordinating activities 'to reduce our carbon footprint and find ways to ensure climate change is addressed in all strategy, planning, policy and decision-making.'</p> <p>FNDC's Climate Change Road Map 3 sets out guiding principles and recognises the need to act now. It states that 'We will make climate change risks a key consideration in all our planning ...' -</p>	Amend PDP objectives, policies and rules in order to implement Council statements on the need to address climate change in all planning and policy - to reduce climate emissions and help reduce the adverse effects of climate change: <ul style="list-style-type: none"> • FNDC's Long Term Plan consultation (p.5) recognised the importance of coordinating activities 'to

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						<p>reduce our carbon footprint and find ways to ensure climate change is addressed in all strategy, planning, policy and decision-making'.</p> <ul style="list-style-type: none"> • FNDC's Climate Change Road Map 2020 stated that: 'We will operationalise climate change adaptation so it becomes 'business as usual' through our plans and strategies including the Long Term Plan, the District Plan, our Infrastructure Strategy,
Kapiro Residents Association (S428)	S428.002	General	General / Plan Content / Miscellaneous	Support in part	The proposed District Plan presents an opportunity for the Council and communities to be proactive and to do significantly more to reduce emissions and protect and safeguard our communities and places against the effects of climate change.	Amend PDP to acknowledge that the climate emergency requires a new approach in the district plan right now.
Kapiro Residents Association (S428)	S428.007	General	General / Plan Content / Miscellaneous	Support in part	The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be	Amend PDP to require best practice water-sensitive, low-impact designs and measures for all stormwater and wastewater engineering, infrastructure and related development, to prevent problems associated with more extreme rainfall events in future, including provisions to implement relevant parts of NPS-FM.

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					required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater.	
Kapiro Residents Association (S428)	S428.008	General	General / Plan Content / Miscellaneous	Support in part	We support the principle of PDP provisions controlling the area of impermeable surface per site, and consider it is probably also necessary to monitor and limit the total cumulative impermeable area in residential/urban zones.	Amend to provide for greater limits on impermeable areas (and/or requirements for minimum permeable areas) for subdivision, use and development. In urban/residential zones, it will also be necessary to adopt measures to limit the cumulative total impermeable surface and/or protect a specified cumulative total permeable area.
Kapiro Residents Association (S428)	S428.009	General	General / Plan Content / Miscellaneous	Support in part	<p>It should be encouraged in the form of well-designed two or three storey buildings, for example, with requirements for permeable open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths.</p> <p>The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater</p>	<p>Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> - Permeable materials wherever feasible for surfaces such as driveways, paths etc. - Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures - Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts

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					<p>harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater.</p> <p>Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar panels with batteries, for example, can be purchased on lease-to-buy schemes so that the owner/occupier only pays the amount that they would have paid anyway for grid electricity. Additional electricity generation by households will be essential for powering EVs in future because current national generation capacity is not sufficient.</p>	<p>- Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be increasingly important for shade/cooling for buildings and pedestrians in future.</p>
<p>Kapiro Residents Association (S429)</p>	<p>S429.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>Policies and rules relating to vegetation clearance are too permissive and do not provide sufficient protection for even the minimal maintenance of (a) indigenous vegetation and ecosystems, (b) kiwi and indigenous species classed as threatened or at risk (under the NZ Threat Classification System), (c) freshwater, and (d) other ecological, landscape, character and amenity values.</p>	<p>Revise the provisions in all relevant chapters to address elements such as -</p> <ul style="list-style-type: none"> - Policies/rules to control any actual or potential effects of the use and development of land, or protection of land, for the purpose of the maintenance of indigenous biodiversity (under s31 of RMA) and protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna (RMA s6). - Policies/rules that will give better effect to biodiversity/ecosystem provisions in the Regional Policy Statement (which became operative from May 2016) and ensure that the district plan implements RPS Policy 4.4.1 (as required by RPS Method 4.4.3). - Adopt provisions specifically for maintaining and protecting indigenous species that are classed as threatened or at risk in NZTCS

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						<p>lists to be consistent with Regional Plan provisions on this topic (as required under s75 of RMA).</p> <ul style="list-style-type: none"> - Adopt rules to control and place consent conditions on subdivision, land use or development in, or adjacent to, locations where indigenous species classed as threatened or at risk (under the NZTCS) are present. <p>Additional specific provisions include -</p> <ul style="list-style-type: none"> - Rules for banning potential predator pets (dogs, cats, mustelids, etc) from areas where kiwi or other at risk/threatened species are present and vulnerable to these predators (e.g. shore birds such as dotterel, wetland birds such as bittern and dabchick, at-risk lizards, and other animals). - Consent conditions should require fencing on the boundaries of public land, such as esplanade reserve, and around areas of wetlands and waterways. - Consent conditions for areas of significant vegetation/habitat etc. should set high standards of protection for indigenous vegetation, kiwi, at risk/threatened species and biodiversity, including appropriate types of fencing, predator control, protection and restoration of native vegetation, weed control, restrictions on planting exotic vegetation, etc. Covenants should be legally binding in perpetuity and should include provisions for monitoring implementation and enforcement.

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						<ul style="list-style-type: none"> - Fencing needs to be appropriate for vulnerable species in the area, for example, fencing that allows free movement of kiwi; or in other cases fencing to stop dogs entering a kiwi area. - Signage to help protect kiwi and other vulnerable species, such as wetland species, shore birds. - Street lights for subdivisions/developments should be suitable for nocturnal wildlife, such as kiwi, and dark-sky-friendly (certified to minimise glare, reduce light trespass and protect the visibility of stars).
<p>Kapiro Residents Association (S429)</p>	<p>S429.002</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>Policies and rules relating to vegetation clearance are too permissive and do not provide sufficient protection for even the minimal maintenance of (a) indigenous vegetation and ecosystems, (b) kiwi and indigenous species classed as threatened or at risk (under the NZ Threat Classification System), (c) freshwater, and (d) other ecological, landscape, character and amenity values.</p>	<p>Revise the provisions in all relevant chapters to address elements such as -</p> <ul style="list-style-type: none"> - Policies/rules to control any actual or potential effects of the use and development of land, or protection of land, for the purpose of the maintenance of indigenous biodiversity (under s31 of RMA) and protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna (RMA s6). - Policies/rules that will give better effect to biodiversity/ecosystem provisions in the Regional Policy Statement (which became operative from May 2016) and ensure that the district plan implements RPS Policy 4.4.1 (as required by RPS Method 4.4.3). - Adopt provisions specifically for maintaining and protecting

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						<p>indigenous species that are classed as threatened or at risk in NZTCS lists to be consistent with Regional Plan provisions on this topic (as required under s75 of RMA).</p> <p>- Adopt rules to control and place consent conditions on subdivision, land use or development in, or adjacent to, locations where indigenous species classed as threatened or at risk (under the NZTCS) are present.</p> <p>Additional specific provisions include -</p> <p>- Rules for banning potential predator pets (dogs, cats, mustelids, etc) from areas where kiwi or other at risk/threatened species are present and vulnerable to these predators (e.g. shore birds such as dotterel, wetland birds such as bittern and dabchick, at-risk lizards, and other animals).</p> <p>- Consent conditions should require fencing on the boundaries of public land, such as esplanade reserve, and around areas of wetlands and waterways. - Consent conditions for areas of significant vegetation/habitat etc. should set high standards of protection for indigenous vegetation, kiwi, at risk/threatened species and biodiversity, including appropriate types of fencing, predator control, protection and restoration of native vegetation, weed control, restrictions on planting exotic</p>

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						<p>vegetation, etc. Covenants should be legally binding in perpetuity and should include provisions for monitoring implementation and enforcement.</p> <ul style="list-style-type: none"> - Fencing needs to be appropriate for vulnerable species in the area, for example, fencing that allows free movement of kiwi; or in other cases fencing to stop dogs entering a kiwi area. - Signage to help protect kiwi and other vulnerable species, such as wetland species, shore birds. - Street lights for subdivisions/developments should be suitable for nocturnal wildlife, such as kiwi, and dark-sky-friendly (certified to minimise glare, reduce light trespass and protect the visibility of stars).
<p>Kapiro Residents Association (S429)</p>	<p>S429.003</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>Policies and rules relating to vegetation clearance are too permissive and do not provide sufficient protection for even the minimal maintenance of (a) indigenous vegetation and ecosystems, (b) kiwi and indigenous species classed as threatened or at risk (under the NZ Threat Classification System), (c) freshwater, and (d) other ecological, landscape, character and amenity values.</p>	<p>Revise the provisions in all relevant chapters to address elements such as -</p> <ul style="list-style-type: none"> - Policies/rules to control any actual or potential effects of the use and development of land, or protection of land, for the purpose of the maintenance of indigenous biodiversity (under s31 of RMA) and protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna (RMA s6). - Policies/rules that will give better effect to biodiversity/ecosystem

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						<p>provisions in the Regional Policy Statement (which became operative from May 2016) and ensure that the district plan implements RPS Policy 4.4.1 (as required by RPS Method 4.4.3).</p> <ul style="list-style-type: none"> - Adopt provisions specifically for maintaining and protecting indigenous species that are classed as threatened or at risk in NZTCS lists to be consistent with Regional Plan provisions on this topic (as required under s75 of RMA). - Adopt rules to control and place consent conditions on subdivision, land use or development in, or adjacent to, locations where indigenous species classed as threatened or at risk (under the NZTCS) are present. Additional specific provisions include - - Rules for banning potential predator pets (dogs, cats, mustelids, etc) from areas where kiwi or other at risk/threatened species are present and vulnerable to these predators (e.g. shore birds such as dotterel, wetland birds such as bittern and dabchick, at-risk lizards, and other animals). - Consent conditions should require fencing on the boundaries of public land, such as esplanade reserve, and around areas of wetlands and waterways. - Consent conditions for

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>areas of significant vegetation/habitat etc. should set high standards of protection for indigenous vegetation, kiwi, at risk/threatened species and biodiversity, including appropriate types of fencing, predator control, protection and restoration of native vegetation, weed control, restrictions on planting exotic vegetation, etc. Covenants should be legally binding in perpetuity and should include provisions for monitoring implementation and enforcement.</p> <p>- Fencing needs to be appropriate for vulnerable species in the area, for example, fencing that allows free movement of kiwi; or in other cases fencing to stop dogs entering a kiwi area.</p> <p>- Signage to help protect kiwi and other vulnerable species, such as wetland species, shore birds.</p> <p>- Street lights for subdivisions/developments should be suitable for nocturnal wildlife, such as kiwi, and dark-sky-friendly (certified to minimise glare, reduce light trespass and protect the visibility of stars).</p>
Kapiro Residents Association (S429)	S429.004	General	General / Plan Content /	Not Stated	In areas where freshwater issues are relevant to District Council functions and the DP, the NPS Freshwater Management of 2020 needs to be given effect in all relevant	Amend the Plan to ensure that when subdivision, land use or development is considered, it gives effect to:

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			Miscellaneous		parts of the DP, including the Ecosystems & Biodiversity chapter and Natural Character chapter.	<p>-the NPS FM's fundamental concept of Te Mana o te Wai (including the principles and the hierarchy of obligations) should be applied to all freshwater issues that may be affected by development, not just the aspects of freshwater management referred to in the NPS (this point is stated in NPS FMs1.3(2))</p> <p>-Policies and rules to promote positive effects and avoid, remedy, or mitigate adverse effects(including cumulative effects) of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments (NPS FM s3.5(4))</p> <p>-Avoiding the loss of wetlands and protecting their values: 'The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted...' (NPS FM s3.22).We note, in particular, that some provisions of the Natural Character chapter seem to contradict the NPS-FM.</p> <p>-Requirements to use water sensitive and low impact designs for stormwater and wastewater, including constructed wetlands (vegetated retention ponds) to retain stormwater and runoff and prevent silt and pollutants being carried into waterways.</p> <p>-To avoid/reduce freshwater pollution generated by wastewater emissions, it should be a</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>requirement to use enclosed wastewater systems that use disposal-to-land (i.e. systems that do not rely on dispersal via water or disposal into water) such as electrocoagulation methods involving coagulation and flocculation, widely used in parts of Europe. If not a requirement, these systems should at minimum be given priority over systems that rely on dispersal or disposal via water.</p> <p>-When subdivision or development takes place, all waterways should be protected by requirements for native planting and other measures.</p>
<p>Kapiro Residents Association (S429)</p>	<p>S429.005</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>In areas where freshwater issues are relevant to District Council functions and the DP, the NPS Freshwater Management of 2020 needs to be given effect in all relevant parts of the DP, including the Ecosystems & Biodiversity chapter and Natural Character chapter.</p>	<p>Amend the Plan to ensure that when subdivision, land use or development is considered, it gives effect to:</p> <ul style="list-style-type: none"> -the NPS FM's fundamental concept of Te Mana o te Wai (including the principles and the hierarchy of obligations) should be applied to all freshwater issues that may be affected by development, not just the aspects of freshwater management referred to in the NPS (this point is stated in NPS FMs1.3(2)) -Policies and rules to promote positive effects and avoid, remedy, or mitigate adverse effects(including cumulative effects) of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments (NPS FM s3.5(4))

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>-Avoiding the loss of wetlands and protecting their values: 'The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted...' (NPS FM s3.22).We note, in particular, that some provisions of the Natural Character chapter seem to contradict the NPS-FM.</p> <p>-Requirements to use water sensitive and low impact designs for stormwater and wastewater, including constructed wetlands (vegetated retention ponds) to retain stormwater and runoff and prevent silt and pollutants being carried into waterways.</p> <p>-To avoid/reduce freshwater pollution generated by wastewater emissions, it should be a requirement to use enclosed wastewater systems that use disposal-to-land (i.e. systems that do not rely on dispersal via water or disposal into water) such as electrocoagulation methods involving coagulation and flocculation, widely used in parts of Europe. If not a requirement, these systems should at minimum be given priority over systems that rely on dispersal or disposal via water.</p> <p>-When subdivision or development takes place, all waterways should be protected by requirements for native planting and other measures.</p>

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<p>Kapiro Residents Association (S429)</p>	<p>S429.006</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>In areas where freshwater issues are relevant to District Council functions and the DP, the NPS Freshwater Management of 2020 needs to be given effect in all relevant parts of the DP, including the Ecosystems & Biodiversity chapter and Natural Character chapter.</p>	<p>Amend the Plan to ensure that when subdivision, land use or development is considered, it gives effect to:</p> <ul style="list-style-type: none"> -the NPS FM's fundamental concept of Te Mana o te Wai (including the principles and the hierarchy of obligations) should be applied to all freshwater issues that may be affected by development, not just the aspects of freshwater management referred to in the NPS (this point is stated in NPS FMs1.3(2)) -Policies and rules to promote positive effects and avoid, remedy, or mitigate adverse effects(including cumulative effects) of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments (NPS FM s3.5(4)) -Avoiding the loss of wetlands and protecting their values: 'The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted...' (NPS FM s3.22).We note, in particular, that some provisions of the Natural Character chapter seem to contradict the NPS-FM. -Requirements to use water sensitive and low impact designs for stormwater and wastewater, including constructed wetlands (vegetated retention ponds) to retain stormwater and runoff and prevent silt and pollutants being carried into waterways.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>-To avoid/reduce freshwater pollution generated by wastewater emissions, it should be a requirement to use enclosed wastewater systems that use disposal-to-land (i.e. systems that do not rely on dispersal via water or disposal into water) such as electrocoagulation methods involving coagulation and flocculation, widely used in parts of Europe. If not a requirement, these systems should at minimum be given priority over systems that rely on dispersal or disposal via water.</p> <p>-When subdivision or development takes place, all waterways should be protected by requirements for native planting and other measures.</p>
<p>Kapiro Residents Association (S429)</p>	<p>S429.007</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>In areas where freshwater issues are relevant to District Council functions and the DP, the NPS Freshwater Management of 2020 needs to be given effect in all relevant parts of the DP, including the Ecosystems & Biodiversity chapter and Natural Character chapter.</p>	<p>Amend the Plan to ensure that when subdivision, land use or development is considered, it gives effect to:</p> <ul style="list-style-type: none"> -the NPS FM's fundamental concept of Te Mana o te Wai (including the principles and the hierarchy of obligations) should be applied to all freshwater issues that may be affected by development, not just the aspects of freshwater management referred to in the NPS (this point is stated in NPS FMs1.3(2)) -Policies and rules to promote positive effects and avoid, remedy, or mitigate adverse effects(including cumulative effects) of urban

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						<p>development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments (NPS FM s3.5(4))</p> <p>-Avoiding the loss of wetlands and protecting their values: 'The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted...' (NPS FM s3.22). We note, in particular, that some provisions of the Natural Character chapter seem to contradict the NPS-FM.</p> <p>-Requirements to use water sensitive and low impact designs for stormwater and wastewater, including constructed wetlands (vegetated retention ponds) to retain stormwater and runoff and prevent silt and pollutants being carried into waterways.</p> <p>-To avoid/reduce freshwater pollution generated by wastewater emissions, it should be a requirement to use enclosed wastewater systems that use disposal-to-land (i.e. systems that do not rely on dispersal via water or disposal into water) such as electrocoagulation methods involving coagulation and flocculation, widely used in parts of Europe. If not a requirement, these systems should at minimum be given priority over systems that rely on dispersal or disposal via water.</p> <p>-When subdivision or development takes place, all waterways should</p>

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						be protected by requirements for native planting and other measures.
<p>Kapiro Residents Association (S429)</p>	<p>S429.008</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>In areas where freshwater issues are relevant to District Council functions and the DP, the NPS Freshwater Management of 2020 needs to be given effect in all relevant parts of the DP, including the Ecosystems & Biodiversity chapter and Natural Character chapter.</p>	<p>Amend the Plan to ensure that when subdivision, land use or development is considered, it gives effect to:</p> <ul style="list-style-type: none"> -the NPS FM's fundamental concept of Te Mana o te Wai (including the principles and the hierarchy of obligations) should be applied to all freshwater issues that may be affected by development, not just the aspects of freshwater management referred to in the NPS (this point is stated in NPS FMs1.3(2)) -Policies and rules to promote positive effects and avoid, remedy, or mitigate adverse effects(including cumulative effects) of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments (NPS FM s3.5(4)) -Avoiding the loss of wetlands and protecting their values: 'The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted...' (NPS FM s3.22).We note, in particular, that some provisions of the Natural Character chapter seem to contradict the NPS-FM. -Requirements to use water sensitive and low impact designs for stormwater and wastewater, including constructed wetlands

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						<p>(vegetated retention ponds) to retain stormwater and runoff and prevent silt and pollutants being carried into waterways.</p> <p>-To avoid/reduce freshwater pollution generated by wastewater emissions, it should be a requirement to use enclosed wastewater systems that use disposal-to-land (i.e. systems that do not rely on dispersal via water or disposal into water) such as electrocoagulation methods involving coagulation and flocculation, widely used in parts of Europe. If not a requirement, these systems should at minimum be given priority over systems that rely on dispersal or disposal via water.</p> <p>-When subdivision or development takes place, all waterways should be protected by requirements for native planting and other measures.</p>
<p>Kapiro Residents Association (S429)</p>	<p>S429.010</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>In areas where freshwater issues are relevant to District Council functions and the DP, the NPS Freshwater Management of 2020 needs to be given effect in all relevant parts of the DP, including the Ecosystems & Biodiversity chapter and Natural Character chapter.</p>	<p>Amend the Plan to ensure that when subdivision, land use or development is considered, it gives effect to:</p> <p>-the NPS FM's fundamental concept of Te Mana o te Wai (including the principles and the hierarchy of obligations) should be applied to all freshwater issues that may be affected by development, not just the aspects of freshwater management referred to in the NPS (this point is stated in NPS FMs1.3(2))</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>-Policies and rules to promote positive effects and avoid, remedy, or mitigate adverse effects(including cumulative effects) of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments (NPS FM s3.5(4))</p> <p>-Avoiding the loss of wetlands and protecting their values: 'The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted...' (NPS FM s3.22).We note, in particular, that some provisions of the Natural Character chapter seem to contradict the NPS-FM.</p> <p>-Requirements to use water sensitive and low impact designs for stormwater and wastewater, including constructed wetlands (vegetated retention ponds) to retain stormwater and runoff and prevent silt and pollutants being carried into waterways.</p> <p>-To avoid/reduce freshwater pollution generated by wastewater emissions, it should be a requirement to use enclosed wastewater systems that use disposal-to-land (i.e. systems that do not rely on dispersal via water or disposal into water) such as electrocoagulation methods involving coagulation and flocculation, widely used in parts of Europe. If not a requirement, these systems should at minimum be given priority over systems that rely</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>on dispersal or disposal via water.</p> <p>-When subdivision or development takes place, all waterways should be protected by requirements for native planting and other measures.</p>
<p>Kapiro Residents Association (S429)</p>	<p>S429.011</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>In areas where freshwater issues are relevant to District Council functions and the DP, the NPS Freshwater Management of 2020 needs to be given effect in all relevant parts of the DP, including the Ecosystems & Biodiversity chapter and Natural Character chapter.</p>	<p>Amend the Plan to ensure that when subdivision, land use or development is considered, it gives effect to:</p> <ul style="list-style-type: none"> -the NPS FM's fundamental concept of Te Mana o te Wai (including the principles and the hierarchy of obligations) should be applied to all freshwater issues that may be affected by development, not just the aspects of freshwater management referred to in the NPS (this point is stated in NPS FMs1.3(2)) -Policies and rules to promote positive effects and avoid, remedy, or mitigate adverse effects(including cumulative effects) of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments (NPS FM s3.5(4)) -Avoiding the loss of wetlands and protecting their values: 'The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted...' (NPS FM s3.22).We note, in particular, that some provisions of the Natural Character chapter seem to contradict the NPS-FM.

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						<p>-Requirements to use water sensitive and low impact designs for stormwater and wastewater, including constructed wetlands (vegetated retention ponds) to retain stormwater and runoff and prevent silt and pollutants being carried into waterways.</p> <p>-To avoid/reduce freshwater pollution generated by wastewater emissions, it should be a requirement to use enclosed wastewater systems that use disposal-to-land (i.e. systems that do not rely on dispersal via water or disposal into water) such as electrocoagulation methods involving coagulation and flocculation, widely used in parts of Europe. If not a requirement, these systems should at minimum be given priority over systems that rely on dispersal or disposal via water.</p> <p>-When subdivision or development takes place, all waterways should be protected by requirements for native planting and other measures.</p>
<p>John Andrew Riddell (S431)</p>	<p>S431.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>A bespoke zone, rather than the General Residential zone proposed in earlier drafts of the proposed Plan reflects the importance of the town as an early contact town, the character of the town, and the limitations on the capacity of wastewater infrastructure. The bespoke zoning is further supported by Environment Court decisions. This decision has been departed from in the proposed Plan, resulting in more onerous provisions in the proposed Plan than are</p>	<p>Retain Kororāreka Russell Township Zone subject to amendments as sought in submission</p>

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					necessary to protect the character and values.	
John Andrew Riddell (S431)	S431.026	General	General / Plan Content / Miscellaneous	Not Stated	The proposed Plan is set out in the atomistic way required by the National Planning Standards. As a consequence, in addition to the amendments sought to the Kororāreka Russell Township Zone provisions, there are amendments needed to other chapters of the proposed Plan, including the Coastal Environment Overlay, Historic Heritage and Subdivision provisions for the reasons set out with respect to the provisions in the Kororāreka Russell Township zone.	Retain the Coastal Environment chapter subject to amendments as sought in submission
John Andrew Riddell (S431)	S431.048	General	General / Plan Content / Miscellaneous	Not Stated	In general the heritage area provisions in the operative Plan comprehensively address the protection of historic heritage and character and there are no sound resource management reasons why the provisions cannot be carried over into the proposed Plan largely without alteration. The provisions in the proposed Plan are more onerous than is necessary to protect the heritage values and character of the Kororareka Russell Heritage Area Overlay Part D. This is inappropriate and contrary to policy 6.1.1 of the Regional Policy Statement.	Retain Kororāreka Russell Heritage Area Overlay provisions subject to amendments as sought in submission
John Andrew Riddell (S431)	S431.071	General	General / Plan Content / Miscellaneous	Not Stated	Reference correction	Delete references in the Plan to 'Moturua Island zone' and 'Motoura Island zone', and replace with 'Moturoa Island zone'
John Andrew Riddell (S431)	S431.148	General	General / Plan Content / Miscellaneous	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend the assessment criterion 'the adequacy of available or programmed development infrastructure' in all relevant policies on managing land use and subdivision to: the adequacy of available infrastructure and the certainty that any programmed future development of

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						infrastructure will occur Inferred to extend to include similarities to the phrase 'the adequacy of available or programmed development infrastructure' as included throughout the plan
John Andrew Riddell (S431)	S431.150	General	General / Plan Content / Miscellaneous	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Insert a further criterion in all relevant policies on managing land use and subdivision, as follows: any cumulative effects
John Andrew Riddell (S431)	S431.155	General	General / Plan Content / Miscellaneous	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend all objectives, policies, rules and standards relating to providing for vehicles and roading to place much more emphasis on providing for cycling and for walking
John Andrew Riddell (S431)	S431.166	General	General / Plan Content / Miscellaneous	Not Stated	Not stated	Amend all rules providing for earthworks that do not specify an areal or volume limit by adding, as the case may be, that the earthworks are to be the minimum necessary
John Andrew Riddell (S431)	S431.167	General	General / Plan Content / Miscellaneous	Not Stated	Not stated	Amend all rules providing for vegetation clearance that do not specify an areal limit by adding, as the case may be, that the vegetation clearance is to be the minimum necessary
John Andrew Riddell (S431)	S431.168	General	General / Plan Content / Miscellaneous	Not Stated	The amendment is necessary in order to achieve the purpose of the Act.	Amend all objectives and policies where there is reference to protection for current and future generations, add "and intrinsic and

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						natural values".
Ngawha Generation Limited (S432)	S432.002	General	General / Plan Content / Miscellaneous	Oppose	<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>The incorporation of nesting tables is also necessary, especially when considering the definition of "industrial activities" and the different subsets of activities that would be classified as "industrial activities." This is raised in sub point #2 below with regard to "light industrial activities" and heavy industrial activities.</p>	<p>Amend definitions to:</p> <ul style="list-style-type: none"> - review all definitions, amend overlaps, and/or create definitions for terms which are not currently defined; and - review and amend rules as necessary to refer only to defined terms used in activity-based rules. Include nesting tables to clearly group activities into categories, in particular relating to the relationship between "industrial activities", "light industrial activities" and "heavy industrial activities."
GE Free Tai Tokerau (S433)	S433.002	General	General / Plan Content / Miscellaneous	Support	<p>Our community group shares the concerns of many Far North ratepayers/ residents about climate change (as well as any outdoor use of GE/GMOs) and would like to see FNDC join other councils (as well as the relevant agencies in NZ government) in prioritizing swift and appropriate action to combat climate change (while continuing to oppose any outdoor use of GE/GMOs, including risky, controversial, and unproven GE/GMO gene edited grasses, trees, or animals).</p>	<p>Amend the plan where possible to ameliorate climate change while continuing to oppose any outdoor use of GE/GMOs, including risky, controversial, and unproven GE/GMO gene edited grasses, trees, or animals.</p>
Elka Gouzer (S435)	S435.001	General	General / Plan Content / Miscellaneous	Support in part	<p>The provisions of the Proposed Plan should be amended to enable the construction of a residential dwelling within buildable areas, as authorised by the Mataka Scheme.</p>	<p>Insert a new Special Purpose Zone for "Mataka Station Precinct" under 'Part 3 - Area Specific Matters' of the Proposed Plan, including objectives, policies and rules to enable residential activity and buildings as a permitted activity where they are in accordance with the Mataka Scheme and located on the consented House Site location as identified on Plan 5670/14 and to enable farming, conservation,</p>

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						<p>recreation and common facilities where they are in accordance with the Mataka Scheme. The Precinct will also need to include other activities appropriate for this locality including farming and other Rural Production activities.</p> <p>Insert appropriate permitted activity standards, including but not limited to the following:</p> <ul style="list-style-type: none"> (i) The dwelling shall be located on the House Site location (ii) Maximum height = 12m above existing ground level (iii) Building or structure coverage = 12.5%
<p>Northland Fish and Game Council (S436)</p>	<p>S436.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>Remaining wetlands and ponds change over time due to infilling from decaying vegetation, natural infilling from windblown soils and sand and from natural detritus. This is a natural evolutionary process that has occurred for millenniums. However new wetlands are no longer being created through this natural process due to rivers and streams being forced to defined areas with stopbanks and river control works. Increased contaminants and the introduction of pest plants have resulted in the infilling of small lakes, ponds, rivers and wetlands and the loss of biodiversity. This result causes the loss of habitat for a huge range of species that require open water areas for feeding and breeding.</p> <p>Wetland maintenance, restoration and enhancement is therefore vital to address the loss and degradation of wetlands. Many wetlands have become reliant on beneficial human intervention to function. Such intervention can increase the extent and improve the biodiversity, condition and resilience of wetlands. Most wetlands have</p>	<p>Amend the Plan to enable earthworks as a permitted activity within wetlands when it is for wetland maintenance and restoration work</p>

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					<p>been impacted by surrounding land drainage and nutrient enrichment from runoff. Restoration and enhancement works may involve restoration planting, removal of unwanted plants, managing water inflows and outflows into wetlands within a defined range, removing sediment that accumulates also within a defined range, blocking drains and restoring buffers and ecological linkages, and creating habitat for native flora and fauna. The nature of the works may change over time, but it is always undertaken within limits or ranges, and with the health of the wetland in mind.</p> <p>It is essential that the Far North District Plan strikes the right balance between protection of wetlands and allowing restoration/enhancement activities to occur. Relying on the preservation of remnant wetlands alone, will be insufficient at preventing wetland degradation caused by anthropocentric alteration to natural ecosystem functioning. If the loss and degradation of wetlands in the Far North District is to be addressed, encouraging wetland restoration and enhancement is vital. The District Plan must therefore find a balance that allows for interventions that aim to minimise impacts, restore hydrological functionality where it has been compromised and create new wetlands in order to provide habitat for species that no longer have sufficient natural wetland habitat to meet their ecological requirements.</p>	
<p>Northland Fish and Game Council (S436)</p>	<p>S436.002</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>Remaining wetlands and ponds change over time due to infilling from decaying vegetation, natural infilling from windblown soils and sand and from natural detritus. This is a natural evolutionary process that has occurred for millenniums. However new wetlands are no longer being created through this natural process due to rivers and</p>	<p>Amend the Plan to enable indigenous vegetation clearance as a permitted activity within wetlands when it is for wetland maintenance and restoration work</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>streams being forced to defined areas with stopbanks and river control works. Increased contaminants and the introduction of pest plants have resulted in the infilling of small lakes, ponds, rivers and wetlands and the loss of biodiversity. This result causes the loss of habitat for a huge range of species that require open water areas for feeding and breeding.</p> <p>Wetland maintenance, restoration and enhancement is therefore vital to address the loss and degradation of wetlands. Many wetlands have become reliant on beneficial human intervention to function. Such intervention can increase the extent and improve the biodiversity, condition and resilience of wetlands. Most wetlands have been impacted by surrounding land drainage and nutrient enrichment from runoff.</p> <p>Restoration and enhancement works may involve restoration planting, removal of unwanted plants, managing water inflows and outflows into wetlands within a defined range, removing sediment that accumulates also within a defined range, blocking drains and restoring buffers and ecological linkages, and creating habitat for native flora and fauna. The nature of the works may change over time, but it is always undertaken within limits or ranges, and with the health of the wetland in mind.</p> <p>It is essential that the Far North District Plan strikes the right balance between protection of wetlands and allowing restoration/enhancement activities to occur. Relying on the preservation of remnant wetlands alone, will be insufficient at preventing wetland degradation caused by anthropocentric alteration to natural ecosystem functioning. If the loss and degradation of wetlands in the Far North District is to be addressed, encouraging</p>	

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					wetland restoration and enhancement is vital. The District Plan must therefore find a balance that allows for interventions that aim to minimise impacts, restore hydrological functionality where it has been compromised and create new wetlands in order to provide habitat for species that no longer have sufficient natural wetland habitat to meet their ecological requirements.	
Northland Fish and Game Council (S436)	S436.004	General	General / Plan Content / Miscellaneous	Not Stated	The right to build, tag and use maimai is a fundamental part of duck hunting in New Zealand and managing this activity is a core function of NFGC. NFGC enforces the relevant legislation that regulates maimai use in the field (Wildlife Act, 1953, Wildlife Regulations 1955). A wide range of structures are used as maimai, including permanent and temporary structures. Such structures are accepted around much of New Zealand as a permitted activity. The maximum floor size for maimai (10m ²) is already controlled by the Building Act 2004 under s41(1)b and Schedule 1(3). Maimai need to be of adequate size to maintain safe shooting zones and not to compromise hunter safety.	Insert provisions that provide for the building of maimai on wetlands or near a lake or river as a permitted activity.
Northland Fish and Game Council (S436)	S436.005	General	General / Plan Content / Miscellaneous	Not Stated	The right to build, tag and use maimai is a fundamental part of duck hunting in New Zealand and managing this activity is a core function of NFGC. NFGC enforces the relevant legislation that regulates maimai use in the field (Wildlife Act, 1953, Wildlife Regulations 1955). A wide range of structures are used as maimai, including permanent and temporary structures. Such structures are accepted around much of New Zealand as a permitted activity. The maximum floor size for maimai (10m ²) is already controlled by the Building Act 2004 under s41(1)b and Schedule 1(3). Maimai need to be of adequate size to maintain safe	Insert provisions that provide for the building of maimai on wetlands or near a lake or river as a permitted activity.

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					shooting zones and not to compromise hunter safety.	
Northland Fish and Game Council (S436)	S436.006	General	General / Plan Content / Miscellaneous	Not Stated	<p>The right to build, tag and use maimai is a fundamental part of duck hunting in New Zealand and managing this activity is a core function of NFGC. NFGC enforces the relevant legislation that regulates maimai use in the field (Wildlife Act, 1953, Wildlife Regulations 1955). A wide range of structures are used as maimai, including permanent and temporary structures. Such structures are accepted around much of New Zealand as a permitted activity.</p> <p>The maximum floor size for maimai (10m²) is already controlled by the Building Act 2004 under s41(1)b and Schedule 1(3). Maimai need to be of adequate size to maintain safe shooting zones and not to compromise hunter safety.</p>	Insert provisions that provide for the building of maimai on wetlands or near a lake or river as a permitted activity.
Northland Fish and Game Council (S436)	S436.028	General	General / Plan Content / Miscellaneous	Not Stated	<p>Existing game bird hunting activities are often constrained by surrounding land use, and generally becomes untenable when this land use changes; for example, when urban and lifestyle encroachment occurs near traditionally hunted sites.</p> <p>Recreational game bird hunting is a very popular activity in the rural environment. The game bird season involves the discharge of shotgun noise. This is not like other constant noises rather it is very brief in duration. Game bird hunting begins at 6:30am in the morning and concludes at 6:30pm at night for the length of the season.</p> <p>Introducing new dwelling areas near areas of recreational significance to hunters can have implications on the future of hunting in these areas. For example, complaints can be made under the Arms Act 1983 which makes clear that anyone discharging a firearm in a public place so as to deliberately endanger, frighten or annoy any other person is guilty of an offence. Shotgun noise may also be a</p>	Insert specific reference to recreational hunting where reverse sensitivity issues are discussed, especially in relation to subdivisions and new growth

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					particular issue for public places such as any equestrian arena in the vicinity of maimai used during the game bird hunting season.	
Northland Fish and Game Council (S436)	S436.030	General	General / Plan Content / Miscellaneous	Support	<p>The recreational values of waterbodies can be constrained by limited public access; therefore, it is important to provide such access. Rivers and streams in the Far North District support trout fisheries, and many wetlands support game bird hunting, but outside of urban areas there is relatively little legal public access to and along waterbodies. While unformed legal roads do provide some access to rivers, they often wander over farmland and it is not obvious where they lie. Once at the river, there are few esplanade reserves and strips, marginal strips, recreation and road reserves and so most riverbanks are in private ownership, potentially with ad medium filum rights. Fish and Game has a statutory obligation to maintain and enhance access to sports fisheries and game bird hunting areas. Public access to lakes, rivers and public spaces can be fragmented by the subdivision process if not carefully managed. The subdivision process itself however provides an opportunity to maintain public access and associated linkages. The recreation of esplanade reserves for example can provide for the protection of conservation values of riparian margins, maintenance of water quality and aquatic habitats and the enhancement of public access and recreational opportunities, including sports fish angling and game bird hunting. Section 6(d) of the RMA recognises that the maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers is a matter of national importance</p>	<p>Retain policies and rules that:</p> <ul style="list-style-type: none"> - ensure that the plan maintains and enhances public access to and along wetlands, streams, lakes and rivers - provide for the creation and protection of esplanade reserves and strips as a permitted activity.
Northland Fish and	S436.032	General	General / Plan Content	Not Stated	NFGC supports separation of urban areas by defined and open space and effective rural	Amend the plan as required to ensure:

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<p>Game Council (S436)</p>			<p>/ Miscellaneous</p>		<p>zoning, and encouraging a more compact urban footprint through limiting rural lifestyle development. However, settlement patterns should be tightly restricted in undeveloped rural areas or in areas with high landscape and/or natural character values such as near wetlands and lakes. Elements of the experience sought by recreational hunters and anglers in the Far North District include the wilderness experience, the opportunity to engage in the sports, and the opportunity to obtain fish and game birds for food or enjoyment in a natural/nonbuilt environment, all with minimal restriction. This is a significant recreational and cultural aspect of the district which deserves recognition, particularly given the projected increasing footprint of settlement and industry. It constitutes an essential public amenity for an increasingly urbanised population. These are values that should be recognised in the Far North District Plan. A proliferation of rural 'lifestyle' blocks in the Far North District will allow future landowners to object to hunting activities; for example, by complaining under s48 of the Arms Act regarding the discharge of a firearm in or near a dwelling, house or public place to "annoy or frighten any persons". Introducing new dwelling areas near lakes and wetlands with values for hunters will have a number of possible implications on the future of hunting, limiting the suitability of subdivision in these areas.</p> <p>Growth of settlement into as-yet undeveloped land is a threat in terms of potential effects on sensitive ecosystems, particularly wetlands, and fauna (particularly avifauna). The following issues are of significance to NFGC:</p> <ul style="list-style-type: none"> - Runoff of heavy metals and other contaminants from hard surfaces into 	<ul style="list-style-type: none"> - development occurs away from areas valued for their amenity characteristics which are important for culture and recreation - recreational game bird hunting and recreational freshwater fishing are included as permitted activities in all rural areas - development is directed away from known hazard areas (ie, flooding hazards) - existing ponding zones are implemented and there is no further drainage to support growth of settlement areas - that water sensitive design principles (as used in the Auckland Unitary Plan) are encouraged and prioritised for new developments to reduce the creation of runoff and the sources of contaminants - that the effects of settlement expansion on avifauna are acknowledged and that the effects are sustainably managed

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					waterbodies; - Drainage of wetland and bog areas for protection of increased settlement; - Increased predation of avifauna from pets and pests associated with human population	
New Zealand Motor Caravan Association (S438)	S438.001	General	General / Plan Content / Miscellaneous	Oppose	Far North District Council has a permissive 'Camping in Public Places (2016)' policy which permits freedom camping in specific areas within the district, while freedom camping is a discretionary activity under the PDP. This outcome is inconsistent with the permissive intent of the camping policy and visitors complying with the policy may be unknowingly in breach of the PDP rules.	Amend to either exclude freedom camping from requiring resource consent or make freedom camping a permitted activity.
John Joseph and Jacqueline Elizabeth Matthews (S439)	S439.012	General	General / Plan Content / Miscellaneous	Oppose	I urge FNDC to avoid stating any support for the Bill in its PDP (and any other published document) and instead to be much more prominent in its opposition to it, including in the above cited provisions in the PDP. I understand that FNDC has received \$7.8 million from LGNZ without any reference to the Bill. If Central Government and/or LGNZ later apply any such conditions to that money, I further urge FNDC to resist any such conditions that have been applied after the fact. As a last resort, FNDC should return the \$7.8m, resign from LGNZ and re-emphasise its opposition to the Bill. FNDC needs to fight for its ongoing management of three waters and to seek the funding that Central Government has currently ear-marked for implementing the Bill. A successful outcome is much more likely for the same, or even reduced, cost if councils were to receive that funding. In talking to many Te Hiku ratepayers in my campaign to be elected as councillor, these sentiments were commonly agreed with.	not stated
Ronald Toni Wooldridge (S440)	S440.001	General	General / Plan Content /	Oppose	Reference the 1857 Survey plan (Fig 6 page 10 in the submission). Remnants within Teumutakiura have been fenced and stock free circa 2012. Existing forest outline	Remove any identification of SNA over the property identified in the submission.

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			Miscellaneous		remarkably similar to 1857 Survey relevant to 6969. These remnants mostly have a protection through their presence within the Heritage precinct. Now overlaid through SNA identification . It is also a gazetted Maori reserve, an Urupa. In my opinion the SNA designation placed by desk bound consultants over the urupa Teumutakiura is a gross insulting over-reach made through ignorance on their part of the land transaction which identified the purpose of that identified location for all time. A sacred place. The ignorance of the location and purpose of this tapu whenua on the part of FNDC reflects a dismal lack of knowledge through supporting that over-reach. FNDC support is an insult to Maori tikanga, mana whenua and the SNA designation must be removed.	
Ronald Toni Wooldridge (S440)	S440.002	General	General / Plan Content / Miscellaneous	Oppose	The forest remnants within 6969 SH1 include mature kahikatea with a distinctive, and within these remnants, unique ecology habitat generated through their rooting behaviour in now drained shrinking wetland and should be included in an SNA.	Insert SNA protection for the stands of vegetation on 6969 SH1 identified in the submission. In the absence of that status, I withdraw my agreement, identifying the inconsistencies inherent to the application of such status.
Ronald Toni Wooldridge (S440)	S440.003	General	General / Plan Content / Miscellaneous	Oppose	The SNA designation is imposed 'for public good'. "Consumer pays" is the capitalist principle invoked. In fairness and all reasonableness therefore, owners of SNA designated property must have rates relief or other appropriate funding of those SNA areas.	Include mechanism for rates relief, or a funding arrangement, in those areas designated as SNA
J L Hayes and Sons Ltd (S441)	S441.001	General	General / Plan Content / Miscellaneous	Oppose	Volume 1 planning map 27 not adequate for planning purposes. Department of Conservation areas shown as Natural Open Space. Nothing shown as Summit Plantations or NZ Carbon Farming. The regional and district councils are involved in regulations for plantation forestry to ensure that infrastructure for future	Amend the description/zoning/overlays for land uses to better reflect areas of vegetation and non-rated land (inferred). When the Operative District Plan was produced prior to 2009, 30% was in Department of Conservation,

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					<p>harvesting is not a burden on the ratepayers. Carbon farming is new and should not be shown within Rural Production zone. We have Significant Natural Areas and Outstanding Natural Areas at Mangapa which, referring to map 27 would not describe as significant.</p>	<p>30% Maori land, 30% general title.</p>
<p>Kapiro Conservation Trust (S442)</p>	<p>S442.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>The PDP provisions do not address some on-going practical problems with vegetation clearance, which often involved heavy machinery. For example, local conservation groups have experienced cases in recent years where landowners claim they are only or primarily clearing exotic vegetation, even when the destruction of a significant amount of indigenous vegetation is clearly visible on the site. To address this problem, PDP rules on clearance need to apply to vegetation that includes indigenous vegetation.</p> <p>The clearance of any type of vegetation, including plantation forests, can cause problems in areas where at-risk species are present. Local conservation groups have found that substantial areas of exotic or mixed vegetation have been cleared by large diggers or bulldozers without any precautions or regard for vulnerable types of indigenous species that are present or nesting on the ground or in the vegetation (eg. nesting kiwis, rare native lizards).</p> <p>PDP rules should actively protect areas where kiwi or indigenous species classed as threatened or at risk (under NZ Threat Classification System) are present. For example, landowners should be required to contact DOC for a trained detection dog or other investigation, and agree with DOC a clear plan to protect vulnerable species, before any vegetation clearance starts. Where appropriate, clearance should be staggered over time, so that indigenous</p>	<p>Amend policies and rules relating to vegetation clearance as are too permissive and do not provide sufficient protection for even the minimal maintenance of (a) indigenous vegetation and ecosystems, (b) kiwi and indigenous species classed as threatened or at risk (under the NZ Threat Classification System), (c) freshwater, and (d) other ecological, landscape, character and amenity values.</p>

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					species are able to move to shelter. An appendix to the PDP could include, or refer to, a protocol that sets out guiding principles and procedures.	
Kapiro Conservation Trust (S442)	S442.002	General	General / Plan Content / Miscellaneous	Support in part	The PDP s32 report on this topic (p.3) recognises that the 'Council has obligations under section 6(c) of the RMA to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna'. The s32 report (p.16) also recognises that 'the maintenance of indigenous biodiversity' is a core function of territorial authorities under section 31(1)(b)(iii) of the RMA'.	Amend policies/rules to control any actual or potential effects of the use and development of land, or protection of land, for the purpose of the maintenance of indigenous biodiversity (under s31 of RMA) and protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna (RMA s6).
Kapiro Conservation Trust (S442)	S442.003	General	General / Plan Content / Miscellaneous	Support in part	The Regional Policy Statement for Northland and Regional Plan contain a number of provisions that refer to aspects of biodiversity that are not about mapped SNAs (Box 1, below, provides examples). As noted above, under s75 of the RMA, the DP is required to give effect to the Regional Policy Statement, and must avoid inconsistency with the Regional Plan. The DP can be more stringent than the RPS, but cannot be more relaxed. Disappointingly, the PDP provisions pay insufficient attention to RPS s4.4 regarding 'Maintaining and enhancing indigenous ecosystems and species' and 'indigenous taxa that are listed as threatened or at risk'. We support policies IB-P7 - IB-P9. However, these seem to be almost the only policies that aim to protect indigenous biodiversity, and the PDP lacks rules to implement policies.	Amend policies/rules that will give better effect to biodiversity/ecosystem provisions in the Regional Policy Statement (which became operative from May 2016) and ensure that the district plan implements RPS Policy 4.4.1 (as required by RPS Method 4.4.3).
Kapiro Conservation Trust (S442)	S442.004	General	General / Plan Content / Miscellaneous	Support in part	A large number of indigenous species are currently classed as threatened or at risk under the national NZ Threat Classification System. About 50 indigenous bird species have become extinct in Aotearoa New	Amend to adopt provisions specifically for maintaining and protecting indigenous species that are classed as threatened or at risk in NZTCS lists to be consistent with

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					<p>Zealand as a result of human activities. Many technical and policy reports have noted that concerted action is required to prevent further deterioration.</p> <p>As noted above, RMA s31(1) applies to decision-making in relation to the use and development of land - District Council functions include 'the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of ... (iii) the maintenance of indigenous biological diversity'.</p> <p>The Regional Policy Statement for Northland and Regional Plan contain a number of provisions that refer to aspects of biodiversity that are not about mapped SNAs (Box 1, below, provides examples). As noted above, under s75 of the RMA, the DP is required to give effect to the Regional Policy Statement, and must avoid inconsistency with the Regional Plan. The DP can be more stringent than the RPS, but cannot be more relaxed.</p>	Regional Plan provisions on this topic (as required under s75 of RMA). Examples of relevant provisions are given in Box 1.
Kapiro Conservation Trust (S442)	S442.009	General	General / Plan Content / Miscellaneous	Oppose	We consider that the DP should include Policy similar to Policy 12.2.4.10 of the Operative DP but with the aim of protecting not just kiwi, dotterel and brown teal, but also other indigenous species that are classed as threatened or at risk (under NZTCS) and vulnerable to this type of predation.	Amend PDP to include provisions for] signange to help protect kiwi and other vulnerable species, such as wetland species, shore birds.
Kapiro Conservation Trust (S442)	S442.010	General	General / Plan Content / Miscellaneous	Oppose	Street lights for subdivisions/developments should be energy-efficient, suitable for nocturnal wildlife such as kiwi, and 'dark sky friendly' to minimise glare, minimise upward light and scattered light, ad retain the visibility of stars.	Amend PDP to provide] street lights for subdivisions/developments which should be suitable for nocturnal wildlife, such as kiwi, and dark-sky-friendly (certified to minimise glare, reduce light trespass and protect the visibility of stars).

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Kapiro Conservation Trust (S442)	S442.011	General	General / Plan Content / Miscellaneous	Support in part	<p>RMA s74((1) states that: 'A territorial authority must prepare and change its district plan in accordance with ... a national policy statement'.</p> <p>District councils manage the margins of water bodies and the activities that can occur in these areas. Several parts of the National Policy Statement for Freshwater Management 2020 (NPS-FM) give national direction to district councils specifically.</p>	Amend PDP to give effect to the NPS Freshwater Management 2020 in all relevant parts of the DP, including the Ecosystems and Biodiversity, and Natural Character Chapters.
Kapiro Conservation Trust (S442)	S442.012	General	General / Plan Content / Miscellaneous	Support in part	<p>The implementation of the NPS-FM and managing freshwater to give effect to Te Mana o Te Wai is primarily the responsibility of the regional council, however clause 3.5(4) specifically requires that every territorial authority includes objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments -</p> <p>'Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.' (s3.5(4))'</p>	Amend PDP to give effect to the NPS FM's fundamental concept of Te Mana o te Wai (including the principles and the hierarchy of obligations) should be applied to all freshwater issues that may be affected by development, not just the aspects of freshwater management referred to in the NPS (this point is stated in NPS FM s1.3(2)).
Kapiro Conservation Trust (S442)	S442.013	General	General / Plan Content / Miscellaneous	Support in part	<p>The implementation of the NPS-FM and managing freshwater to give effect to Te Mana o Te Wai is primarily the responsibility of the regional council, however clause 3.5(4) specifically requires that every territorial authority includes objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy,</p>	Amend PDP policies and rules to promote positive effects and avoid, remedy, or mitigate adverse effects (including cumulative effects) of urban development on the health and well-being of water bodies, freshwater ecosystems, and

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					<p>or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments -</p> <p>'Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.' (s3.5(4))'</p>	receiving (NPS-FM s1.3(2))
Kapiro Conservation Trust (S442)	S442.014	General	General / Plan Content / Miscellaneous	Support in part	<p>The implementation of the NPS-FM and managing freshwater to give effect to Te Mana o Te Wai is primarily the responsibility of the regional council, however clause 3.5(4) specifically requires that every territorial authority includes objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments -</p> <p>'Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.' (s3.5(4))'</p>	Amend the PDP to avoid the loss of wetlands and protecting their values: 'The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted...' (NPS FM s3.22). We note, in particular, that some provisions of the Natural Character chapter seem to contradict the NPS-FM.
Kapiro Conservation Trust (S442)	S442.015	General	General / Plan Content / Miscellaneous	Oppose	<p>The implementation of the NPS-FM and managing freshwater to give effect to Te Mana o Te Wai is primarily the responsibility of the regional council, however clause 3.5(4) specifically requires that every</p>	Amend PDP Requirements to use water sensitive and low impact designs for stormwater and wastewater, including constructed wetlands (vegetated retention

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					territorial authority includes objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments - 'Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.' (s3.5(4))'	ponds) to retain stormwater and runoff and prevent silt and pollutants being carried into waterways.
Kapiro Conservation Trust (S442)	S442.016	General	General / Plan Content / Miscellaneous	Support in part	The implementation of the NPS-FM and managing freshwater to give effect to Te Mana o Te Wai is primarily the responsibility of the regional council, however clause 3.5(4) specifically requires that every territorial authority includes objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments - 'Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.' (s3.5(4))'	Amend PDP to avoid/reduce freshwater pollution generated by wastewater emissions, it should be a requirement to use enclosed wastewater systems that use disposal-to-land (i.e. systems that do not rely on dispersal via water or disposal into water) such as electrocoagulation methods involving coagulation and flocculation, widely used in parts of Europe. If not a requirement, these systems should at minimum be given priority over systems that rely on dispersal or disposal via water.
Kapiro Conservation Trust (S442)	S442.017	General	General / Plan Content /	Oppose	The implementation of the NPS-FM and managing freshwater to give effect to Te Mana o Te Wai is primarily the responsibility	Amend PDP to protect waterways by requirements for native planting and other measures when

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			Miscellaneous		<p>of the regional council, however clause 3.5(4) specifically requires that every territorial authority includes objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments -</p> <p>'Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.' (s3.5(4))'</p>	subdivision or development takes place.
Kapiro Conservation Trust (S442)	S442.019	General	General / Plan Content / Miscellaneous	Support in part	<p>RMA s74((1) states that: 'A territorial authority must prepare and change its district plan in accordance with ... a national policy statement'.</p> <p>District councils manage the margins of water bodies and the activities that can occur in these areas. Several parts of the National Policy Statement for Freshwater Management 2020 (NPS-FM) give national direction to district councils specifically.</p>	Amend PDP to give effect to the NPS Freshwater Management 2020 in all relevant parts of the DP, including the Ecosystems and Biodiversity, and Natural Character Chapters.
Kapiro Conservation Trust (S442)	S442.020	General	General / Plan Content / Miscellaneous	Support in part	<p>The implementation of the NPS-FM and managing freshwater to give effect to Te Mana o Te Wai is primarily the responsibility of the regional council, however clause 3.5(4) specifically requires that every territorial authority includes objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving</p>	Amend the PDP to avoid the loss of wetlands and protecting their values: 'The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted...' (NPS FM s3.22). We note, in particular, that some provisions of the Natural Character chapter seem to contradict the NPS-FM.

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					environments - 'Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.' (s3.5(4))'	
Kapiro Conservation Trust (S442)	S442.097	General	General / Plan Content / Miscellaneous	Support in part	This chapter only deals with ONLs and ONFs. It also only deals with ONF and ONLS outside the coastal environment. This chapter would also be more appropriately identified as "Outstanding natural features and landscapes" to avoid confusion as to the scope of the chapter which is different to the Natural character chapter.	Amend the title of the chapter: "Outstanding Natural Features and Outstanding Landscapes"
Kapiro Conservation Trust (S442)	S442.124	General	General / Plan Content / Miscellaneous	Support	Forest & Bird support a precautionary approach to GMO. It accepts that rigorously contained research into GMA methods of pest and weed can take place under strict conditions of consent.	Retain chapter.
Kapiro Conservation Trust (S442)	S442.125	General	General / Plan Content / Miscellaneous	Support	Support general concept of a Treaty settlement land overlay as a useful tool.	Retain overlay approach.
Kapiro Conservation Trust (S442)	S442.127	General	General / Plan Content / Miscellaneous	Neutral	In general there is no explanation to how this chapter should interact with the IB chapter and in many respects this chapter is lacking in protecting significant indigenous biodiversity and maintenance of other indigenous biodiversity This chapter should be amended to ensure compliance with the IB chapter.	Amend to ensure compliance with the IB chapter.
Kapiro Conservation Trust (S443)	S443.001	General	General / Plan Content / Miscellaneous	Support in part	FNDC's Long Term Plan consultation document noted the importance of coordinating activities 'to reduce our carbon footprint and find ways to ensure climate change is addressed in all strategy, planning, policy and decision-making.' (p.5)	Amend PDP objectives, policies and rules in order to implement Council statements on the need to address climate change in all planning and policy - to reduce climate emissions and help reduce the adverse effects

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					FNDC's Climate Change Road Map 3 (attached as Appendix 1) sets out guiding principles and recognises the need to act now. It states that 'We will make climate change risks a key consideration in all our planning ...' -	of climate change: - FNDC's Long Term Plan consultation (p.5) recognised the importance of coordinating activities 'to reduce our carbon footprint and find ways to ensure climate change is addressed in all strategy, planning, policy and decision-making'. - FNDC's Climate Change Road Map 2020 stated that: 'We will operationalise climate change adaptation so it becomes 'business as usual' through our plans and strategies including the Long Term Plan, the District Plan, our Infrastructure Strategy, ...'
Kapiro Conservation Trust (S443)	S443.002	General	General / Plan Content / Miscellaneous	Support in part	The proposed District Plan presents an opportunity for the Council and communities to be proactive and to do significantly more to reduce emissions and protect and safeguard our communities and places against the effects of climate change.	Amend PDP to acknowledge that the climate emergency requires a new approach in the district plan right now.
Kapiro Conservation Trust (S443)	S443.003	General	General / Plan Content / Miscellaneous	Support in part	The PDP fails to address the urgent need to reduce greenhouse gas emissions wherever possible now, and fails to adequately avoid or mitigate the anticipated effects.	Amend PDP to include policies/rules/standards that will reduce greenhouse gas emissions related to the activities covered by district plans.
Kapiro Conservation Trust (S443)	S443.007	General	General / Plan Content / Miscellaneous	Support in part	The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular	Amend PDP to require best practice water-sensitive, low-impact designs and measures for all stormwater and wastewater engineering, infrastructure and related development, to prevent problems associated with more extreme rainfall events in future, including provisions to implement relevant parts of NPS-FM.

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					<p>upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater.</p>	
<p>Kapiro Conservation Trust (S443)</p>	<p>S443.009</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support in part</p>	<p>It should be encouraged in the form of well-designed two or three storey buildings, for example, with requirements for permeable open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths.</p> <p>The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater.</p>	<p>Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> - Permeable materials wherever feasible for surfaces such as driveways, paths etc. - Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures - Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts - Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be increasingly important for shade/cooling for buildings and

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					Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar panels with batteries, for example, can be purchased on lease-to-buy schemes so that the owner/occupier only pays the amount that they would have paid anyway for grid electricity. Additional electricity generation by households will be essential for powering EVs in future because current national generation capacity is not sufficient.	pedestrians in future.
Kapiro Conservation Trust (S449)	S449.001	General	General / Plan Content / Miscellaneous	Support in part	<p>The PDP has several significant weaknesses that make it difficult to achieve the intended overall objectives.</p> <p>The rules/standard for permitted activities address limited matters, containing insufficient rules/standards relating to environmental values.</p> <p>The PDP frequently defaults to 'discretionary activity' status. This means the proposal should be considered by developers and council planners on the basis of PDP objectives and policies. However, many of the policies are written in vague terms that are open to wide interpretation.</p> <p>We are concerned that the PDP, as currently drafted, would support development in a form that undermines character, amenity values and other aspects of the environment that our communities value.</p>	<p>Amend PDP to:</p> <ul style="list-style-type: none"> - provide clear criteria for assessing discretionary activities. - reduce the ambiguities in policies, the word 'avoid' should be applied more often, and other phrasing should be clarified and strengthened substantially. - incorporate additional rules to protect the environment and amenity values, and to address climate change issues relevant to the types of activities.
Kapiro Conservation Trust (S449)	S449.007	General	General / Plan Content / Miscellaneous	Support in part	<p>The PDP should enshrine the principles/design qualities of the Urban Design Protocol, and Good Solution Guide 2007 North Shore City Council and also take on board more recent improvements/developments in quality urban design.</p>	<p>Insert the principles / design qualities of the Urban Design Protocol and Good Solution Guide 2007 North Shore City Council in the Proposed District Plan, and also take on board more, recent improvements in quality urban design -</p> <ul style="list-style-type: none"> • Context • Character • Choice

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						<ul style="list-style-type: none"> • Connections • Creativity • Custodianship • Collaboration.
Kapiro Conservation Trust (S449)	S449.008	General	General / Plan Content / Miscellaneous	Support in part	The PDP should include provisions that support urban design principles for quality and innovative developments, such as the community goals and visions identified in the Community Plans published on Council's website.	Amend to include provisions that support urban design principles for quality and innovative developments that cater for mixed use, mixed dwellings and mixed income levels, whilst protecting and preserving the characteristics of respective townships and the things that communities value.
Kapiro Conservation Trust (S449)	S449.009	General	General / Plan Content / Miscellaneous	Support in part	Spatial planning is an essential tool for achieving good planning outcomes. While we are encouraged to see that integrated development is identified as a strategic direction of the PDP, it is difficult to see how this will be implemented without having the relevant local plans to provide such direction, such as spatial plans, community plans or masterplans. We consider the lack of such documents to be a missed opportunity to rectify the historic pattern of ad-hoc development done in isolation resulting in poor planning outcomes.	Amend the PDP to incorporate a space holder through all relevant provisions in the plan to enable Council to continue to develop spatial plans, masterplans etc, and provide PDP mechanisms to implement such plans promptly, including through the review process should the plans be completed prior to the Proposed Plan being made Operative.
Kapiro Conservation Trust (S449)	S449.014	General	General / Plan Content / Miscellaneous	Support in part	The Operative DP contains a chapter on development financial contributions (chapter 14). However, some years ago the council eliminated most requirements for development contributions. This has resulted in a large accumulated shortfall in infrastructure and related funding, and ratepayers are unfairly expected to carry this cost burden.	Amend the PDP to require development contributions when Council has adopted policy on development contributions as part of its Long Term Plan (Inferred)
Kapiro Conservation Trust (S449)	S449.021	General	General / Plan Content / Miscellaneous	Support in part	Land that is regarded as highly productive (LUC Classes 1,2 and 3) is a strictly finite resource, essential for future food production for a growing population here and worldwide, and important for jobs and economic development. The recently issued National	Amend to include specify policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].

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					Policy Statement for Highly Productive Land requires councils to protect LUC Class 1-3 land from fragmentation and loss (outside of identified urban zones) and allows councils to protect other types of productive land in similar manner.	
Kapiro Conservation Trust (S449)	S449.023	General	General / Plan Content / Miscellaneous	Support in part	Future urban/residential development needs to be compact. Sprawling residential growth outside the urban areas brings negative effects - it generates longer driving distances for basic services, climate emissions, fragments rural land, reduces the area of productive land and undermines the character and amenity values of rural and coastal areas.	Amend to add strong policies/rules that will avoid urban/residential sprawl in rural and coastal areas in other zones/chapters than Coastal Environment.
Kapiro Conservation Trust (S449)	S449.024	General	General / Plan Content / Miscellaneous	Support	If left unchecked, ribbon development produces sprawling areas of development that may become miles long, with multiple single accessways off main roads, and problems such as traffic blocking major highways while vehicles wait to turn into those accessways.	Amend to strictly control ribbon development in rural areas which is an undesirable form of development [inferred].
Kapiro Conservation Trust (S449)	S449.025	General	General / Plan Content / Miscellaneous	Support in part	Overall, PDP policies/rules should pay particular regard to the 'maintenance and enhancement of amenity values' (as required by s7 of the RMA) and include provisions that will protect the traditional and/or distinctive character of townships and rural areas, and other characteristics that are valued by local communities.	Amend PDP to maintain and enhance amenity values and include provisions that will protect the traditional and/or distinctive character of townships and rural areas, and other characteristics that are valued by local communities.
Kapiro Conservation Trust (S449)	S449.026	General	General / Plan Content / Miscellaneous	Support in part	The PDP should control the types, qualities and quantity of buildings occurring in towns such as Kerikeri. The PDP or other appropriate mechanism needs to set standards relating to older houses (sometimes in relatively poor condition) moved from elsewhere, low cost housing and rental housing, so that quality standards are maintained for affordable housing	Amend the PDP to preserve local character through the control of building types, qualities, quantity and design
Kapiro Conservation Trust (S449)	S449.034	General	General / Plan Content /	Support in part	No specific reason for this decision sought.	Amend the PDP to wherever possible require or at least promote the creation of community open

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			Miscellaneous			spaces, green open spaces, green corridors and linkages to support active transport, amenity and community wellbeing.
Kapiro Conservation Trust (S449)	S449.041	General	General / Plan Content / Miscellaneous	Oppose	Currently the resource consenting process can take six months and is very frustrating for many applicants. We consider the process should be made clearer and simpler, while at the same time containing appropriate rules and policies that will protect and enhance our urban and natural environments and other things that our communities value. We believe the council should consider introducing a two-queue system, comprising one queue for applications for small simple minor works by the general public, and a separate queue for other larger or more complex applications. We believe that two separate queues for processing applications could prevent simple minor works being held up by larger or more complex applications.	Amend resource consent system to have a two-queue system, comprising one queue for applications for small simple minor works by the general public, and a separate queue for other larger or more complex applications.
Opononi Area School (S452)	S452.001	General	General / Plan Content / Miscellaneous	Support	The founding date of the urupa dates back to the early 1800's. It has been named three times and each name was significant to the urupa. Its about the cultural and historical significance of this place to Māori. It is Māori people who look after the urupa. There is some contribution from families when their loved one passes but there is no public funding it is all done out of Koha. The cemetery is a record of tangata whenua. There are a total of 4 marae that are involved with Ro iho. Both Māori and Europeans are buried there so works like a public cemetery, but unlike a public cemetery this urupa is on Māori land. The headstones tell the story of past and are being threatened by rising sea levels. The urupa is nearly full, how do we preserve what is there and where does the next one go.	Insert mechanisms in the plan to provide support and resourcing to preserve the cultural heritage and taonga that is Ro Iho Urupa.

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Opononi Area School (S452)	S452.002	General	General / Plan Content / Miscellaneous	Support	There is no public cemetery in the Opononi area. The Pakanae cemetery, known as Ro Iho is the only cemetery in the area from Koutu to Waiwhatawhata. Both Māori and Europeans are buried in Ro Iho, so works like a public cemetery, but unlike a public cemetery this urupa is on Māori land. The headstones tell the story of past and are being threatened by rising sea levels. The urupa is nearly full, how do we preserve what is there and where does the next one go.	Provide support and resourcing to maori people of the area in developing a Maori cemetery in their local area.
Transpower New Zealand Ltd (S454)	S454.001	General	General / Plan Content / Miscellaneous	Not Stated	Some of the definitions used in the FNPDP are taken from the National Planning Standards or other legislation. It would be helpful to the plan user to know the source of the definition where they have been taken from other legislative or planning instruments.	Amend definitions to provide source references for all definitions where they come from the National Planning Standards, or other legislation.
Transpower New Zealand Ltd (S454)	S454.032	General	General / Plan Content / Miscellaneous	Not Stated	<p>The infrastructure chapter of the FNPDP contains provisions that provide for infrastructure, including the National Grid, however not all provisions relating the infrastructure are located within the chapter. The FNPDP contains provisions in a number of other chapters that relate to infrastructure, including the National Grid. These include for example:</p> <ul style="list-style-type: none"> - Natural Hazards - Hazardous substances - Historic Heritage - Ecosystems and indigenous biodiversity - Natural character - Natural features and landscapes - Subdivision - Earthworks - Notable trees <p>Where necessary, Transpower has made more specific submission on provisions throughout the FNPDP as drafted seeking to ensure that critical infrastructure, such as the National Grid, is appropriately provided for and the NPSET is given effect to efficiently</p>	<p>Retain the infrastructure chapter but amend it to ensure that all provisions relating to infrastructure, including the National Grid, are contained within that chapter and cross references within all other chapters of the FNPDP make it clear that the infrastructure provisions apply, or have primacy where necessary.</p> <p>Should the FNPDP not be amended as requested, ensure that the District Wide Matters, Zones and Overlays and other relevant sections of the Plan (such as the How the Plan Works chapter) are amended to ensure that infrastructure is appropriately provided for and the cross-referencing between chapters clearly directs the plan user to the provisions of the Infrastructure chapter that apply to an activity and</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>and effectively. However, Transpower's preference is for a standalone set of provisions for infrastructure, including the National Grid, within the Infrastructure Chapter as it avoids duplication (for example in the zone rules) and provides a coherent set of rules which applicants/users can refer to. The ability of the EPlan to provide links within the plan would ensure plan users can be directed to the Infrastructure chapter as required, when looking in other chapters. It could also be made clear that the objectives, policies and rules in the infrastructure chapter have primacy, in accordance with the requirements of the NPSET for example, where there is a conflict.</p>	<p>where these have primacy.</p>
<p>Transpower New Zealand Ltd (S454)</p>	<p>S454.033</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>The Energy chapter of the FNPDP contains provisions that provide for infrastructure, including the National Grid, however not all provisions relating the infrastructure are located within the chapter. The FNPDP contains provisions in a number of other chapters that relate to infrastructure, including the National Grid. These include for example:</p> <ul style="list-style-type: none"> - Natural Hazards - Hazardous substances - Historic Heritage - Ecosystems and indigenous biodiversity - Natural character - Natural features and landscapes - Subdivision - Earthworks - Notable trees <p>Where necessary, Transpower has made more specific submission on provisions throughout the FNPDP as drafted seeking to ensure that critical infrastructure, such as the National Grid, is appropriately provided for and the NPSET is given effect to efficiently and effectively.</p>	<p>Retain the Energy chapter but amend it to ensure that all provisions relating to infrastructure, including the National Grid, are contained within that chapter and cross references within all other chapters of the FNPDP make it clear that the infrastructure provisions apply, or have primacy where necessary. Should the FNPDP not be amended as requested, ensure that the District Wide Matters, Zones and Overlays and other relevant sections of the Plan (such as the How the Plan Works chapter) are amended to ensure that infrastructure is appropriately provided for and the cross-referencing between chapters clearly directs the plan user to the provisions of the Infrastructure chapter that apply to an activity and where these have primacy.</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>However, Transpower's preference is for a standalone set of provisions for infrastructure, including the National Grid, within the Infrastructure Chapter as it avoids duplication (for example in the zone rules) and provides a coherent set of rules which applicants/users can refer to. The ability of the EPlan to provide links within the plan would ensure plan users can be directed to the Infrastructure chapter as required, when looking in other chapters. It could also be made clear that the objectives, policies and rules in the infrastructure chapter have primacy, in accordance with the requirements of the NPSET for example, where there is a conflict.</p>	
<p>Transpower New Zealand Ltd (S454)</p>	<p>S454.034</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>The transport chapter of the FNPDP contains provisions that provide for infrastructure, including the National Grid, however not all provisions relating to infrastructure are located within the chapter. The FNPDP contains provisions in a number of other chapters that relate to infrastructure, including the National Grid. These include for example:</p> <ul style="list-style-type: none"> - Natural Hazards - Hazardous substances - Historic Heritage - Ecosystems and indigenous biodiversity - Natural character - Natural features and landscapes - Subdivision - Earthworks - Notable trees <p>Where necessary, Transpower has made more specific submission on provisions throughout the FNPDP as drafted seeking to ensure that critical infrastructure, such as the National Grid, is appropriately provided for and the NPSET is given effect to efficiently and effectively.</p> <p>However, Transpower's preference is for a</p>	<p>Retain the transport chapter but amend it to ensure that all provisions relating to infrastructure, including the National Grid, are contained within that chapter and cross references within all other chapters of the FNPDP make it clear that the infrastructure provisions apply, or have primacy where necessary.</p> <p>Should the FNPDP not be amended as requested, ensure that the District Wide Matters, Zones and Overlays and other relevant sections of the Plan (such as the How the Plan Works chapter) are amended to ensure that infrastructure is appropriately provided for and the cross-referencing between chapters clearly directs the plan user to the provisions of the Infrastructure chapter that apply to an activity and where these have primacy.</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					standalone set of provisions for infrastructure, including the National Grid, within the Infrastructure Chapter as it avoids duplication (for example in the zone rules) and provides a coherent set of rules which applicants/users can refer to. The ability of the EPlan to provide links within the plan would ensure plan users can be directed to the Infrastructure chapter as required, when looking in other chapters. It could also be made clear that the objectives, policies and rules in the infrastructure chapter have primacy, in accordance with the requirements of the NPSET for example, where there is a conflict.	
Transpower New Zealand Ltd (S454)	S454.130	General	General / Plan Content / Miscellaneous	Not Stated	Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. None of the Special Purpose zones have objectives, policies or rules that provide for critical infrastructure such as transmission facilities that may be located, or need to be located, within these zones to support the activities that occur there.	Amend the provisions in the Airport zone to ensure that critical infrastructure, such as transmission facilities, is provided for.
Transpower New Zealand Ltd (S454)	S454.131	General	General / Plan Content / Miscellaneous	Not Stated	Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. None of the Special Purpose zones have objectives, policies or rules that provide for critical infrastructure such as transmission facilities that may be located, or need to be located, within these zones to support the activities that occur there.	Amend the provisions in the Carrington Estate Special Purpose zone to ensure that critical infrastructure, such as transmission facilities, is provided for.
Transpower New Zealand Ltd (S454)	S454.132	General	General / Plan Content /	Not Stated	Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new	Amend the provisions in the Horticulture zone to ensure that critical infrastructure, such as

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			Miscellaneous		generation facilities are located, transmission lines may need to traverse any zone within the Far North District. None of the Special Purpose zones have objectives, policies or rules that provide for critical infrastructure such as transmission facilities that may be located, or need to be located, within these zones to support the activities that occur there.	transmission facilities, is provided for.
Transpower New Zealand Ltd (S454)	S454.133	General	General / Plan Content / Miscellaneous	Not Stated	Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. None of the Special Purpose zones have objectives, policies or rules that provide for critical infrastructure such as transmission facilities that may be located, or need to be located, within these zones to support the activities that occur there.	Amend the provisions in the Horticulture Processing Special Purpose zone to ensure that critical infrastructure, such as transmission facilities, is provided for.
Transpower New Zealand Ltd (S454)	S454.134	General	General / Plan Content / Miscellaneous	Not Stated	Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. None of the Special Purpose zones have objectives, policies or rules that provide for critical infrastructure such as transmission facilities that may be located, or need to be located, within these zones to support the activities that occur there.	Amend the provisions in the Hospital zone to ensure that critical infrastructure, such as transmission facilities, is provided for.
Transpower New Zealand Ltd (S454)	S454.135	General	General / Plan Content / Miscellaneous	Not Stated	Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. None of the Special Purpose zones have objectives, policies or rules that provide for critical infrastructure such as transmission facilities that may be	Amend the provisions in the Kauri Cliffs Special Purpose zone to ensure that critical infrastructure, such as transmission facilities, is provided for.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					located, or need to be located, within these zones to support the activities that occur there.	
Transpower New Zealand Ltd (S454)	S454.136	General	General / Plan Content / Miscellaneous	Not Stated	Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. None of the Special Purpose zones have objectives, policies or rules that provide for critical infrastructure such as transmission facilities that may be located, or need to be located, within these zones to support the activities that occur there.	Amend the provisions in the Kororareka Russell Township zone to ensure that critical infrastructure, such as transmission facilities, is provided for.
Transpower New Zealand Ltd (S454)	S454.137	General	General / Plan Content / Miscellaneous	Not Stated	Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. None of the Special Purpose zones have objectives, policies or rules that provide for critical infrastructure such as transmission facilities that may be located, or need to be located, within these zones to support the activities that occur there.	Amend the provisions in the Moturoa Island zone to ensure that critical infrastructure, such as transmission facilities, is provided for.
Transpower New Zealand Ltd (S454)	S454.138	General	General / Plan Content / Miscellaneous	Not Stated	Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. None of the Special Purpose zones have objectives, policies or rules that provide for critical infrastructure such as transmission facilities that may be located, or need to be located, within these zones to support the activities that occur there.	Amend the provisions in the Ngawha Innovation and Enterprise Park Special Purpose zone to ensure that critical infrastructure, such as transmission facilities, is provided for.
Transpower New Zealand Ltd (S454)	S454.139	General	General / Plan Content /	Not Stated	Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new	Amend the provisions in the Orongo Bay Special Purpose zone to ensure that critical infrastructure,

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
			Miscellaneous		generation facilities are located, transmission lines may need to traverse any zone within the Far North District. None of the Special Purpose zones have objectives, policies or rules that provide for critical infrastructure such as transmission facilities that may be located, or need to be located, within these zones to support the activities that occur there.	such as transmission facilities, is provided for.
Transpower New Zealand Ltd (S454)	S454.140	General	General / Plan Content / Miscellaneous	Not Stated	Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. None of the Special Purpose zones have objectives, policies or rules that provide for critical infrastructure such as transmission facilities that may be located, or need to be located, within these zones to support the activities that occur there.	Amend the provisions in the Quail Ridge Special Purpose zone to ensure that critical infrastructure, such as transmission facilities, is provided for.
Clare Williams (S457)	S457.001	General	General / Plan Content / Miscellaneous	Oppose	FNDC decisions on consenting issues appear to indicate the District Plan provisions are being overridden by practice notes. The content of the known notes is not reflected in the proposed DP, and the notes have not been disclosed. That prevents an accurate assessment of the impact of the District Plan on individuals or the district, and raises questions about the statutory compliance and integrity of the consultation process and outcomes. In addition, there is no identification of SNA's or the "Kiwi" areas referred to in the clauses mentioned above, which also makes it impossible to properly understand and assess the impact of the DP on individuals and or the district.	Delete any objective, policy or rule that limits dog ownership in the district, and also dog ownership on land within Significant Natural Areas (inferred)
Clare Williams (S457)	S457.002	General	General / Plan Content / Miscellaneous	Support	Dogs have been family members, best friends, counsellors, guides, protectors, workmates, and farm workers for centuries. Their inestimable value to human society generally cannot be in question. I support	Accept the decisions requested in the Bay of Islands Watch dog submission - 354 (inferred)

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>effective environmental measures and controls being put in place to protect our flora and fauna, but limiting dog ownership as a theoretical means of achieving this is unscientific, random, and inevitably self-defeating. It is cutting off your nose to spite your face: attempting to improve matters by making them much, much worse. I do not accept by either justice or logic that FNDC has a pre-emptive right to ban or restrict anyone from owning pets responsibly, anywhere in Northland. Cars might be said to inflict a far more significant and regular toll on kiwis, for example, but nobody would accept a like authority having the right to ban responsible drivers from owning and driving cars on that basis. There is passion but no logic in this position. This position has resulted in unintended consequences, such as:</p> <ul style="list-style-type: none"> - negative economic impacts on our rohe in terms of housing and worker availability, - humanitarian and mental health crises with people having to relinquish pets, - animal rescue services and pounds being overwhelmed with dogs, and financially stressed - animal rescue services being unable to find land which is suitably zoned for them to base their operations, - fewer children living in homes which have dogs, which means they will increase their risk of harm from dogs because they will not learn how to care for, respect, and control their dogs, - increase in the number of dogs being dumped in the bush due to lack of available rentals, which has a potentially serious impact on native wildlife, - negative impact on real estate agents and developers, by reducing their potential buyer/tenant markets, even when they offer 	

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>FNDC multiple means by which potential owners could control dogs effectively in high density kiwi areas (e.g. fencing, registration, micro-chipping, and de-sexing requirements),</p> <ul style="list-style-type: none"> - reduction in tourism from family members who own dogs deciding not to travel North, as their parents live in areas where their dogs are not allowed, reduction in tourism from dog-owners who are sight-seeing, as Northland's reputation for anti-dog attitudes grows, - less positive view of our district as a retirement area, - legal implications for FNDC should the community decide to challenge these restrictions/bans, - further decrease in (already fragile) trust between FNDC management and around half the community, who own dogs, - decrease in trust between dog owners and DOC, which in turn makes us wary of their advice about dogs and wildlife, lessened participation in local democracies, as residents give up trying to engage with a council they believe is just not listening, - creation of a false and destructive division between environmentalists and bird lovers, versus dog lovers, in our local communities which did not previously exist (we are all animal lovers), and - increasing anger from dog lovers about kiwi release programmes, which are seen as impinging on our right to live in more and more townships. <p>There is also issues creating a break down in trust between Council management and the dog loving community, which are detailed in the BOI Watch dog submission.</p>	
Shirley Grant Murray (S460)	S460.001	General	General / Plan Content /	Neutral	<p>FNDC management's choices to ban and restrict dog owners for two decades indicates that they have not considered the unintended consequences of their actions. Those</p>	<p>Supports recommended decisions in the 'Bay of Islands Watchdog' submission (354).</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
			Miscellaneous		<p>consequences include:</p> <ul style="list-style-type: none"> - negative economic impacts on our rohe in terms of housing and worker availability, - humanitarian and mental health crises with people having to relinquish pets, - animal rescue services and pounds being overwhelmed with dogs, and financially stressed - animal rescue services being unable to find land which is suitably zoned for them to base their operations, - fewer children living in homes which have dogs, which means they will increase their risk of harm from dogs because they will not learn how to care for, respect, and control their dogs, - increase in the number of dogs being dumped in the bush due to lack of available rentals, which has a potentially serious impact on native wildlife, - negative impact on real estate agents and developers, by reducing their potential buyer/tenant markets, even when they offer FNDC multiple means by which potential owners could control dogs effectively in high density kiwi areas (e.g. fencing, registration, micro-chipping, and de-sexing requirements), - reduction in tourism from family members who own dogs deciding not to travel North, as their parents live in areas where their dogs are not allowed, - reduction in tourism from dog-owners who are sight-seeing, as Northland's reputation for anti-dog attitudes grows, - less positive view of our district as a retirement area, - legal implications for FNDC should the community decide to challenge these restrictions/bans, - further decrease in (already fragile) trust between FNDC management and around half the community, who own dogs, 	

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<ul style="list-style-type: none"> - decrease in trust between dog owners and DOC, which in turn makes us wary of their advice about dogs and wildlife, - lessened participation in local democracies, as residents give up trying to engage with a council they believe is just not listening, - creation of a false and destructive division between environmentalists and bird lovers, versus dog lovers, in our local communities which did not previously exist (we are all animal lovers), and - increasing anger from dog lovers about kiwi release programmes, which are seen as impinging on our right to live in more and more townships. 	
Waiaua Bay Farm Limited (S463)	S463.097	General	General / Plan Content / Miscellaneous	Oppose	<p>The KCZ is a bespoke "Special Purpose Zone" with evolving requirements. The next stage of development at Kauri Cliffs will deliver development outcomes that will necessitate reconfiguration of the subzones that apply in the KCZ and a small area of the RPROZ. Consequently, a straight "roll over" of the operative KCZ provisions is not the most appropriate method to achieve the purpose of the RMA with respect to the subdivision, use and development of land at Kauri Cliffs.</p> <p>Annexure C to this submission provides a track-changes version of the KCZ, which details the amendments to the KCZ set out below.</p>	Amend the Special Purpose Zone - Kauri Cliffs ("KCZ") as set out in the track-change version of the zone attached to the submission and as stated within the submission
LJ King Ltd (S464)	S464.011	General	General / Plan Content / Miscellaneous	Support in part	<p>The submitter considers that while Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.</p>	<p>Amend the PDP to reflect the submission as follows:</p> <p>Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives.</p> <p>Get out of the way of your community and let us achieve</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then your community might actually start to value and respect you.
LJ King Ltd (S464)	S464.034	General	General / Plan Content / Miscellaneous	Oppose	The Planning Maps show the Rural Production Zone in some areas e.g. Awanui/wireless road, Kaitaia that are serviced by sewerage, footpaths, refuse collection etc. If this zoning continues, it will severely constrain future urban development, and this should be corrected by amending the Rural Production zone objectives, policies and rules to accommodate things other than rural production.	Amend the Rural Production Zone objectives, policies and rules so that productive land is defined based on its ability to produce food but can accommodate things other than rural production or amend planning maps to remove Rural Production zoning from urban areas which are serviced with infrastructure.
Leonie Exel and Arthur Prentice (S466)	S466.001	General	General / Plan Content / Miscellaneous	Oppose	FNDC decisions on consenting issues appear to indicate the District Plan provisions are being overridden by practice notes. The content of the known notes is not reflected in the proposed DP, and the notes have not been disclosed. That prevents an accurate assessment of the impact of the District Plan on individuals or the district, and raises questions about the statutory compliance and integrity of the consultation process and outcomes. In addition, there is no identification of SNA's or the "Kiwi" areas referred to in the clauses mentioned above, which also makes it impossible to properly understand and assess the impact of the DP on individuals and or the district.	Delete any objective, policy or rule that limits dog ownership in the district, and also dog ownership on land within Significant Natural Areas (inferred)
Leonie Exel and Arthur Prentice (S466)	S466.002	General	General / Plan Content / Miscellaneous	Support	Dogs have been family members, best friends, counsellors, guides, protectors, workmates, and farm workers for centuries. Their inestimable value to human society generally cannot be in question. I support	Accept the decisions requested in the Bay of Islands Watch dog submission - 354 (inferred)

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>effective environmental measures and controls being put in place to protect our flora and fauna, but limiting dog ownership as a theoretical means of achieving this is unscientific, random, and inevitably self-defeating. It is cutting off your nose to spite your face: attempting to improve matters by making them much, much worse. I do not accept by either justice or logic that FNDC has a pre-emptive right to ban or restrict anyone from owning pets responsibly, anywhere in Northland. Cars might be said to inflict a far more significant and regular toll on kiwis, for example, but nobody would accept a like authority having the right to ban responsible drivers from owning and driving cars on that basis. There is passion but no logic in this position. This position has resulted in unintended consequences, such as:</p> <ul style="list-style-type: none"> - negative economic impacts on our rohe in terms of housing and worker availability, - humanitarian and mental health crises with people having to relinquish pets, - animal rescue services and pounds being overwhelmed with dogs, and financially stressed - animal rescue services being unable to find land which is suitably zoned for them to base their operations, - fewer children living in homes which have dogs, which means they will increase their risk of harm from dogs because they will not learn how to care for, respect, and control their dogs, - increase in the number of dogs being dumped in the bush due to lack of available rentals, which has a potentially serious impact on native wildlife, - negative impact on real estate agents and developers, by reducing their potential buyer/tenant markets, even when they offer 	

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>FNDC multiple means by which potential owners could control dogs effectively in high density kiwi areas (e.g. fencing, registration, micro-chipping, and de-sexing requirements),</p> <ul style="list-style-type: none"> - reduction in tourism from family members who own dogs deciding not to travel North, as their parents live in areas where their dogs are not allowed, reduction in tourism from dog-owners who are sight-seeing, as Northland's reputation for anti-dog attitudes grows, - less positive view of our district as a retirement area, - legal implications for FNDC should the community decide to challenge these restrictions/bans, - further decrease in (already fragile) trust between FNDC management and around half the community, who own dogs, - decrease in trust between dog owners and DOC, which in turn makes us wary of their advice about dogs and wildlife, lessened participation in local democracies, as residents give up trying to engage with a council they believe is just not listening, - creation of a false and destructive division between environmentalists and bird lovers, versus dog lovers, in our local communities which did not previously exist (we are all animal lovers), and - increasing anger from dog lovers about kiwi release programmes, which are seen as impinging on our right to live in more and more townships. <p>There is also issues creating a break down in trust between Council management and the dog loving community, which are detailed in the BOI Watch dog submission.</p>	
Stephanie Lane (S468)	S468.001	General	General / Plan Content /	Oppose	FNDC decisions on consenting issues appear to indicate the District Plan provisions are being overridden by practice notes. The content of the known notes is not reflected in	Delete any objective, policy or rule that limits dog ownership in the district, and also dog ownership on land within Significant Natural Areas

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
			Miscellaneous		the proposed DP, and the notes have not been disclosed. That prevents an accurate assessment of the impact of the District Plan on individuals or the district, and raises questions about the statutory compliance and integrity of the consultation process and outcomes. In addition, there is no identification of SNA's or the "Kiwi" areas referred to in the clauses mentioned above, which also makes it impossible to properly understand and assess the impact of the DP on individuals and or the district.	(inferred)
Stephanie Lane (S468)	S468.002	General	General / Plan Content / Miscellaneous	Support	Dogs have been family members, best friends, counsellors, guides, protectors, workmates, and farm workers for centuries. Their inestimable value to human society generally cannot be in question. I support effective environmental measures and controls being put in place to protect our flora and fauna, but limiting dog ownership as a theoretical means of achieving this is unscientific, random, and inevitably self-defeating. It is cutting off your nose to spite your face: attempting to improve matters by making them much, much worse. I do not accept by either justice or logic that FNDC has a pre-emptive right to ban or restrict anyone from owning pets responsibly, anywhere in Northland. Cars might be said to inflict a far more significant and regular toll on kiwis, for example, but nobody would accept a like authority having the right to ban responsible drivers from owning and driving cars on that basis. There is passion but no logic in this position. This position has resulted in unintended consequences, such as: negative economic impacts on our rohe in terms of housing and worker availability, - humanitarian and mental health crises with people having to relinquish pets, - animal rescue services and pounds being	Accept the decisions requested in the Bay of Islands Watch dog submission - 354 (inferred)

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>overwhelmed with dogs, and financially stressed</p> <ul style="list-style-type: none"> - animal rescue services being unable to find land which is suitably zoned for them to base their operations, - fewer children living in homes which have dogs, which means they will increase their risk of harm from dogs because they will not learn how to care for, respect, and control their dogs, - increase in the number of dogs being dumped in the bush due to lack of available rentals, which has a potentially serious impact on native wildlife, - negative impact on real estate agents and developers, by reducing their potential buyer/tenant markets, even when they offer FNDC multiple means by which potential owners could control dogs effectively in high density kiwi areas (e.g. fencing, registration, micro-chipping, and de-sexing requirements), - reduction in tourism from family members who own dogs deciding not to travel North, as their parents live in areas where their dogs are not allowed, - reduction in tourism from dog-owners who are sight-seeing, as Northland's reputation for anti-dog attitudes grows, - less positive view of our district as a retirement area, - legal implications for FNDC should the community decide to challenge these restrictions/bans, - further decrease in (already fragile) trust between FNDC management and around half the community, who own dogs, - decrease in trust between dog owners and DOC, which in turn makes us wary of their advice about dogs and wildlife, - lessened participation in local democracies, as residents give up trying to engage with a council they believe is just not listening, 	

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					<p>- creation of a false and destructive division between environmentalists and bird lovers, versus dog lovers, in our local communities which did not previously exist (we are all animal lovers), and</p> <p>- increasing anger from dog lovers about kiwi release programmes, which are seen as impinging on our right to live in more and more townships.</p> <p>There is also issues creating a break down in trust between Council management and the dog loving community, which are detailed in the BOI Watch dog submission.</p> <p>On a personal note, there will be benefits in terms of walking and health, animal welfare, domestic violence, rental accommodation, tourism. It will also address hypocrisy and mistrust with council. Mandatory desexing is essential.</p>	
<p>Angela Caroline Morley (S469)</p>	<p>S469.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>The specific provisions of the Plan that our submission relates to are, as far as we can tell, listed below:</p> <p>Any objectives, sections, policies, rules, regulations, practice notes, and supporting documentation which relates to wellbeing, dog owners, dogs, the banning of dogs (via resource consent conditions, covenants or consent notices), the impact of dogs on the environment, kennels, sub-divisions, dogs and their relationship with native flora and fauna, significant natural areas, zoning which limits dog ownership, and dog limits placed on Significant Natural Areas (SNAs).</p> <p>Official records of recent FNDC decisions on consenting issues, confirmed the District Plan provisions are being over-ridden by practise notes. The content of the known notes is not reflected in the proposed DP, and the notes have not been disclosed. That prevents an accurate assessment of the impact of the District Plan on individuals or the district, and raises questions about the</p>	<p>Amend Plan to give effect to relief sought in the 'Bay of Islands Watchdog' submission (354).</p>

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					<p>statutory compliance and integrity of the consultation process and outcomes. In addition, there is no identification of SNA's or the "Kiwi" areas referred to in the clauses mentioned above, that also makes it impossible to properly understand and assess the impact of the DP on individuals and or the district. I ask Council to make those critical documents, and all other undisclosed relevant information, publicly available now.</p> <p>I have recently moved to the Bay of Islands and over the years I have owned and bred dogs as well as the odd rescue cat. I am a member of the Bay of Islands Watchdogs and I support their submissions and their recommendations as it is of great concern to me the very significant animal welfare problem that exists in the Far North which was certainly not obvious from all the recommendations made to me when considering my move to the Bay of Islands. FNDC management's choices to ban and restrict dog owners for two decades indicates that they have not considered the unintended consequences of their actions.</p> <p>There are additional issues which have had a critical impact on trust between council management and the dog-loving community. These are detailed in the BOI Watchdog submission and need to be addressed urgently as they underlie the mistrust that has built over many years between FNDC and dog owners, which in turn damages FNDC's capacity to engage with the community to encourage compliance with the District Plan, both Operative and Proposed.</p>	
Robert Keith Beale (S475)	S475.002	General	General / Plan Content / Miscellaneous	Oppose	<p>The Mixed Use Zone (MUZ) is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <ul style="list-style-type: none"> - MUZ does not give effect to Objective 1 and Policy 1 of the NPS-UD 	Amend PDP by reviewing the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<ul style="list-style-type: none"> - Section 32 Evaluation - Urban Environments is incomplete and flawed (refer to submission for specific reasoning) - PDP does not provide strategic direction or policy support for the suite of urban zones proposed - MUZ provisions do not sufficiently enable a range of commercial activities. 	commercial development and activities within Kerikeri township, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.
Te Waka Pupuri Putea Trust (S477)	S477.002	General	General / Plan Content / Miscellaneous	Not Stated	As Mana Whenua, we are key strategic stakeholders within our rohe. This means that we are intent on diversifying our operations appropriately over time and along with it, increasing our commercial and property imprint within our rohe. Endemic and poverty related issues such as housing and historic underinvestment in critical infrastructure are within our immediate and future purview.	Amend the Plan as required to ensure that it enables, permits and promotes solutions to endemic and poverty related issues such as housing and historic underinvestment in critical infrastructure that disproportionately affect our whanau, hapu and iwi, as well as providing opportunities for adequate environmental protection and enhancement, commercial return and regional economic growth.
Te Waka Pupuri Putea Trust (S477)	S477.003	General	General / Plan Content / Miscellaneous	Not Stated	As Mana Whenua, we are key strategic stakeholders within our rohe. This means that we are intent on diversifying our operations appropriately over time and along with it, increasing our commercial and property imprint within our rohe. Endemic and poverty related issues such as housing and historic underinvestment in critical infrastructure are within our immediate and future purview.	Amend the Plan as required to ensure that it enables, permits and promotes solutions to endemic and poverty related issues such as housing and historic underinvestment in critical infrastructure that disproportionately affect our whanau, hapu and iwi, as well as providing opportunities for adequate environmental protection and enhancement, commercial return and regional economic growth.
Te Waka Pupuri Putea Trust (S477)	S477.013	General	General / Plan Content / Miscellaneous	Not Stated	As Kaitiaki, we are and have been acutely aware of the degradation of Papatuanuku (Earth mother) and all living things between her and Ranginui (Sky Father) and the unavoidable consequences that can be	Amend the Plan as required to be forward-thinking regarding climate-related issues as the geography of our rohe makes us more susceptible to these issues and

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					generally categorised as Climate Change issues since pre-colonial times until present.	their potentially dire consequences
Te Waka Pupuri Putea Trust (S477)	S477.015	General	General / Plan Content / Miscellaneous	Support	As the proprietors of significant holdings within the Rural Production Zone, we are broadly supportive of the proposed changes. We support the preservation of the character of the zone in its restriction on intensification and development and the protection from reverse sensitivity related issues that can arise from activities of this kind.	Retain the rules within the Rural Production zone relating to intensification and development, reverse sensitivity and worker accommodation
Te Waka Pupuri Putea Trust (S477)	S477.020	General	General / Plan Content / Miscellaneous	Support	Given shifts in demography and issues with housing supply, it is critical that land is appropriately afforded to avoid further compounding these issues. We support the maintenance of the rural amenity and considered provision for appropriate development within the Rural Lifestyle zone (eg. Retirement villages/aged care facilities) and its anticipation of the kinds of activities that should be encouraged, particularly in this instance in such proximity to the town centre of Kaitaia.	Retain the provisions in the Rural Lifestyle zone relating to rural amenity and residential activities.
Te Waka Pupuri Putea Trust (S477)	S477.021	General	General / Plan Content / Miscellaneous	Oppose	As Tangata Whenua, we do not support a process of identification, assessment and classification of Significant Natural Areas ("SNAs") that impede Māori landowners use of whenua considering that state of Māori land more generally. Whenua Māori through the process of identification, assessment and classification of will be unduly imposed upon as Māori landowners are significant proprietors of land that remains underdeveloped and in a natural state. As, Tangata Tiriti, any prejudicial administration of Māori land will be assessed contextually, and the upholding of or breaching of rights conferred under Te Tiriti o Waitangi will be approached accordingly at any relevant level of government. We understand that the National Policy Statement on Indigenous Biodiversity will influence how SNAs are administered and as	Delete any provisions applying to 'significant natural areas' that may prejudice the administration of Māori land.

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					such will be submitting on these legislative developments also.	
Top Energy Limited (S483)	S483.001	General	General / Plan Content / Miscellaneous	Not Stated	While the PDP includes activity-based rules which manage the establishment and operation of activities within zones and sites, some of the rules include activities that do not have definitions. There are also various inconsistencies between the activities and terms utilised within the zone provisions and resource overlay chapters.	Amend definitions to address any overlaps and/or create definitions for terms which are not currently defined
Top Energy Limited (S483)	S483.002	General	General / Plan Content / Miscellaneous	Not Stated	While the PDP includes activity-based rules which manage the establishment and operation of activities within zones and sites, some of the rules include activities that do not have definitions. There are also various inconsistencies between the activities and terms utilised within the zone provisions and resource overlay chapters.	Amend rules as necessary to refer only to defined terms used in activity-based rules.
Top Energy Limited (S483)	S483.003	General	General / Plan Content / Miscellaneous	Not Stated	While the PDP includes activity-based rules which manage the establishment and operation of activities within zones and sites, some of the rules include activities that do not have definitions. There are also various inconsistencies between the activities and terms utilised within the zone provisions and resource overlay chapters.	Insert nesting tables to clearly group activities into categories.
Top Energy Limited (S483)	S483.025	General	General / Plan Content / Miscellaneous	Not Stated	Top Energy considers that there is a lack of clarity throughout the PDP in terms of how the Chapters interact with each other, and some consistency. Some Chapters include notes which provide some clarity in this regard (e.g. Heritage Overlay) however this isn't consistently applied through the overlays or the District Wide Chapters generally. This lack of consistency (coupled with inconsistent terminology) will cause confusion for Plan users and ultimately, impact the integrity of the plan.	Amend implementation advice notes across the plan to ensure consistency
Top Energy Limited (S483)	S483.031	General	General / Plan Content /	Not Stated	While Top Energy supports the inclusion of objectives referencing infrastructure broadly, it notes that the Strategic Direction	Insert new objectives as follows for 'Regionally Significant Infrastructure': Regionally

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
			Miscellaneous		Chapter is silent on objectives and policies for Regionally Significant Infrastructure. Top Energy consider that it is important that strategic direction is provided at this level for Regional Significant Infrastructure, and note that other District Plans in Northland have specifically included strategic direction in this regard. Such an approach is required to give effect to the provisions of the Northland RPS relating to Regionally Significant Infrastructure.	Significant Infrastructure is identified and protected. The benefits of Regionally Significant Infrastructure are recognised and provided for. Avoid, remedy, mitigate or offset adverse effects arising from the development, operation, maintenance, and upgrading of Regionally Significant Infrastructure.
Top Energy Limited (S483)	S483.032	General	General / Plan Content / Miscellaneous	Not Stated	Top Energy seeks clear direction within the infrastructure that the chapter supersedes	Not stated
Top Energy Limited (S483)	S483.076	General	General / Plan Content / Miscellaneous	Support	In general, Top Energy supports the outcomes sought within this chapter. The nature of this chapter is unique to others in that it seeks to manage a specific activity on a district wide basis. It is not clear how this Chapter interacts with Part 3 - Area Specific Matters. It is assumed that the standards within Part 3 would apply (except where more permissive standards are provided in the REG chapter). However, without specific direction within the chapter confirming that this is the case, this could generate confusion for plan users. The How the Plan works Chapter gives specific direction as to how Part 2: District - Wide Matters interacts with the Sensitive Environment Overlays, but not how this chapter should be treated.	Amend the Plan to provide clarity around integration of this chapter with other Chapters in the Plan so that the provisions of the REG chapter have precedence.
Top Energy Limited (S483)	S483.109	General	General / Plan Content /	Support	Top Energy supports the creation of resilient communities, responding to and managing risk from natural hazards to ensure the health, safety and wellbeing of Northland	Amend wording to ensure adequate enablement of electricity infrastructure as set out in

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			Miscellaneous		residents, and highlights the critical contribution which connection to electricity provides in terms of enabling this. Top Energy seeks a number of amendments to provisions in this chapter to facilitate this.	submission.
Top Energy Limited (S483)	S483.120	General	General / Plan Content / Miscellaneous	Support	On review of the Notes provided in the Chapter, it appears that both the District Wide and PART - 3 Area Specific Chapters also apply, and that the more stringent rule takes precedence. Top Energy appreciates this clear direction, noting earlier submissions seeking such clarity.	Amend the Historical Heritage provisions so that they enable the appropriate provision of infrastructure (e.g., electricity and telecommunications) for the maintenance, repair and upgrading of scheduled heritage buildings in all of the Heritage Overlays as set out in submission
Top Energy Limited (S483)	S483.126	General	General / Plan Content / Miscellaneous	Support	The historic heritage chapter is not of significant relevance to Top Energy. However, it is important that recognition is made within the chapter for the appropriate provision of infrastructure (e.g., electricity and telecommunications) for the maintenance, repair and upgrading of scheduled heritage buildings.	Amend Historic Heritage provisions to enable the provision of infrastructure (e.g., electricity and telecommunications) for the maintenance, repair and upgrading of scheduled heritage buildings as a permitted.
Top Energy Limited (S483)	S483.150	General	General / Plan Content / Miscellaneous	Not Stated	Top Energy understands that this Chapter seeks to manage the natural character associated with the margins of waterbodies (wetlands, lakes and rivers). It is unclear how this Chapter interacts with the National Environmental Standard for Freshwater Management (NES:FW) in regards to natural wetlands (including coastal wetlands), and whether consideration has been given to the potential for duplication of consenting requirements under these frameworks	Amend to clarify the relationship between this Chapter and the NES:FW.
Top Energy Limited (S483)	S483.157	General	General / Plan Content / Miscellaneous	Not Stated	In terms of 'How the Plan Works', it is unclear how this Chapter interacts with other District Wide Chapters. Based on the exclusion of a catch all discretionary activity status for rules not otherwise specified it is assumed that, for any activity not specified, the default activity status is permitted. This should be clarified in the Chapter itself	Amend to provide clarity around interrelationship between chapters.

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Top Energy Limited (S483)	S483.162	General	General / Plan Content / Miscellaneous	Not Stated	In general, Top Energy seeks to ensure that adequate provision for electricity and telecommunications infrastructure is provided at the time of subdivision to ensure planned and coordinated development, and that existing infrastructure is protected from inappropriate development and future land use.	Amend subdivision chapter to ensure that electricity and telecommunications infrastructure is adequately provided for at the time of subdivision
Top Energy Limited (S483)	S483.170	General	General / Plan Content / Miscellaneous	Not Stated	In terms of 'How the Plan Works, it is unclear how this Chapter interacts with other District Wide Chapters. Based on the exclusion of a catch all discretionary activity status for rules not otherwise specified, it appears that for any activity not specified, the default activity status is permitted. As noted in the earlier submission points, this should be clarified in the Chapter itself. Top Energy seeks a permitted activity default where not otherwise specified in clarified through notes and/or rule; and That it be clarified that this includes activities managed District Wide Chapter (e.g., Infrastructure and Renewable Electricity Generation). that for activities default to permitted activity unless otherwise specified, and that this includes.	Amend to provide clarity around interrelationship between chapters.
Top Energy Limited (S483)	S483.171	General	General / Plan Content / Miscellaneous	Not Stated	In terms of 'How the Plan Works, it is unclear how this Chapter interacts with other District Wide Chapters. Based on the exclusion of a catch all discretionary activity status for rules not otherwise specified, it appears that for any activity not specified, the default activity status is permitted. As noted in the earlier submission points, this should be clarified in the Chapter itself. Top Energy seeks a permitted activity default where not otherwise specified in clarified through notes and/or rule; and That it be clarified that this includes activities managed District Wide Chapter (e.g., Infrastructure and Renewable Electricity Generation). that for activities default to permitted activity	Amend to confirm permitted activity status for activities not otherwise specified including where the activities are managed by District Wide Chapter (e.g. Infrastructure and Renewable Electricity Generation).

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					unless otherwise specified, and that this includes.	
Top Energy Limited (S483)	S483.177	General	General / Plan Content / Miscellaneous	Support	Top Energy supports the enablement provided throughout this Chapter for earthworks associated with the installation, upgrade and maintenance of infrastructure.	Retain provisions that enable earthworks associated with the installation, upgrade and maintenance of infrastructure.
Top Energy Limited (S483)	S483.185	General	General / Plan Content / Miscellaneous	Not Stated	The 'How the Plan Works' Chapter should include direction regrading split-zoning	Insert direction regarding split zoning
Top Energy Limited (S483)	S483.186	General	General / Plan Content / Miscellaneous	Not Stated	Clarity around integration between chapter is a critical component to usability. Top Energy seeks that it be made clear in the How the Plan Works Chapter which rules take precedence, or where users should be directed to refer to the relevant notes within the relevant Chapter.	Amend to clarify which rules take precedence, or where users should be directed to refer to the relevant notes within the relevant Chapter.
Top Energy Limited (S483)	S483.188	General	General / Plan Content / Miscellaneous	Not Stated	Top Energy appreciates that Council has included a CEL overlay and corresponding rules in the PDP as notified, however notes that the overlay has only been applied to the 110kv lines and not the equally important 33kv lines. No justification for this has been provided in the s32 analysis. Protection of the 33kv lines as well as the 110kv lines is critical to ensuring the reliability and improved resilience of the network, and subsequently a prosperous district (socially and economically). Further, Top Energy seeks that the provisions pertaining to the CEL overlay be contained in a standalone chapter to provide clarity to Plan users.	Insert provisions protecting all 'Critical Electricity Lines' (CEL), i.e. extend the provisions applying to 110kv lines to also include 33kv lines [inferred, this also includes amending the mapped overlay to include 33kv lines]. Insert a new chapter addressing the provisions pertaining to the CEL overlay
Top Energy Limited (S483)	S483.194	General	General / Plan Content / Miscellaneous	Support	Top Energy considers that there is a lack of clarity throughout the PDP in terms of how the Chapters interact with each other, and some consistency. The Overlay chapters are one example and are inconsistent with respect to referencing	Amend all relevant overlay chapters as necessary to insert rules for "Activities not otherwise listed in this chapter", consistent with zone chapters.

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					<p>rules for "activities not otherwise listed". The How the Plan Works chapter includes a statement that indicates some overlays will automatically default to a permitted activity, however 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). Some Chapters include notes which provide some clarity in this regard (e.g. Heritage Overlay) however this isn't consistently applied through the overlays or the District Wide Chapters generally.</p> <p>Some overlays include a catch all 'activities not otherwise specified' activity status (e.g. Treaty Settlement Land Overlay). Some overlays don't.</p> <p>This lack of consistency (coupled with inconsistent terminology) will cause confusion for Plan users and ultimately, impact the integrity of the plan. This is particularly relevant in the Overlay chapters where each Overlay chapter has a different approach to activity status default rules. With specific regard to the permitted activity default, it is noted that this could lead to unintentional consequences.</p>	
<p>Elbury Holdings (S485)</p>	<p>S485.034</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>The Planning Maps show the Rural Production Zone in some areas e.g. Awanui/wireless road, Kaitaia that are serviced by sewerage, footpaths, refuse collection etc. If this zoning continues, it will severely constrain future urban development, and this should be corrected by amending the Rural Production zone objectives, policies and rules to accommodate things other than rural production.</p>	<p>Amend the Rural Production Zone objectives, policies and rules so that productive land is defined based on its ability to produce food but can accommodate things other than rural production or amend planning maps to remove Rural Production zoning from urban areas which are serviced with infrastructure.</p>
<p>Te Rūnanga o Whaingaroa (S486)</p>	<p>S486.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>Various plan provisions (e.g. TW-O2 and TW-P2) mention tāngata whenua involvement in resource management processes. These plan provisions have limited scope and the PDP needs to be</p>	<p>Amend the plan to strengthen and clarify opportunities for tāngata whenua involvement in resource management processes, including</p>

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					amended throughout to provide for tāngata whenua to be involved directly in decision-making, for example representation on: - Councils resource management forum (where applicable); and - Hearing panels The PDP should also provide (as a non-regulatory method) for Council to help build the capacity of iwi and hapū to participate, for example by funding individuals to complete the "Making Good Decisions" training for hearings commissioners.	through funding.
Te Rūnanga o Whaingaroa (S486)	S486.002	General	General / Plan Content / Miscellaneous	Oppose	Various plan provisions (e.g. TW-O2 and TW-P2) mention tāngata whenua involvement in resource management processes. These plan provisions have limited scope and the PDP needs to be amended throughout to provide for tāngata whenua to be involved directly in decision-making, for example representation on: - Councils resource management forum (where applicable); and - Hearing panels The PDP should also provide (as a non-regulatory method) for Council to help build the capacity of iwi and hapū to participate, for example by funding individuals to complete the "Making Good Decisions" training for hearings commissioners.	Amend the plan to strengthen and clarify opportunities for tāngata whenua involvement in resource management processes, including through funding.
Te Rūnanga o Whaingaroa (S486)	S486.003	General	General / Plan Content / Miscellaneous	Oppose	Plan provisions mention tāngata whenua engagement through various means. The triggers for engagement are unclear and a consistent approach throughout the plan would be valuable.	Amend the plan to clarify the triggers for tāngata whenua engagement and involvement in decision-making.
Te Rūnanga o Whaingaroa (S486)	S486.004	General	General / Plan Content / Miscellaneous	Oppose	Plan provisions mention tāngata whenua engagement through various means. The triggers for engagement are unclear and a consistent approach throughout the plan would be valuable.	Amend the plan to clarify the triggers for tāngata whenua engagement and involvement in decision-making.
Te Rūnanga o Whaingaroa (S486)	S486.005	General	General / Plan Content /	Support in part	As a Treaty partner, Te Rūnanga o Whaingaroa is a strategic partner and should	Amend the Plan to develop an effective functional relationship between Council and Rūnanga o

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			Miscellaneous		be considered as a priority within Council's strategic relationship matrix.	Whaingaroa to facilitate Council's Te Tiriti o Waitangi/Treaty of Waitangi partnership obligations within the PDP and FN2100
Te Rūnanga o Whaingaroa (S486)	S486.006	General	General / Plan Content / Miscellaneous	Support in part	As a Treaty partner, Te Rūnanga o Whaingaroa is a strategic partner and should be considered as a priority within Council's strategic relationship matrix.	Amend the Plan to develop an effective functional relationship between Council and Rūnanga o Whaingaroa to facilitate Council's Te Tiriti o Waitangi/Treaty of Waitangi partnership obligations within the PDP and FN2100
Te Rūnanga o Whaingaroa (S486)	S486.007	General	General / Plan Content / Miscellaneous	Oppose	FN2100 refers to "building high trust collaborative relationship with iwi and hapū who have aspirations to protect indigenous flora and fauna. This aims to support tāngata whenua as kaitiaki and their right to protect flora and fauna." The Purpose section states that the PDP helps Council achieve the outcomes of FN2100, but the PDP makes no other reference to supporting tāngata whenua as kaitiaki to protect flora and fauna. Instead, it takes a purely regulatory approach, to the exclusion of non-regulatory methods. The PDP should be amended as indicated.	Amend the PDP to implement FN2100 by indicating support for kaitiaki through non-regulatory methods, including financial support and involving tāngata whenua in decision-making around protection of flora and fauna.
Te Rūnanga o Whaingaroa (S486)	S486.008	General	General / Plan Content / Miscellaneous	Oppose	FN2100 refers to "building high trust collaborative relationship with iwi and hapū who have aspirations to protect indigenous flora and fauna. This aims to support tāngata whenua as kaitiaki and their right to protect flora and fauna." The Purpose section states that the PDP helps Council achieve the outcomes of FN2100, but the PDP makes no other reference to supporting tāngata whenua as kaitiaki to protect flora and fauna. Instead, it takes a purely regulatory approach, to the exclusion of non-regulatory methods. The PDP should be amended as indicated.	Amend the PDP to implement FN2100 by indicating support for kaitiaki through non-regulatory methods, including financial support and involving tāngata whenua in decision-making around protection of flora and fauna.

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Te Rūnanga o Whaingaroa (S486)	S486.015	General	General / Plan Content / Miscellaneous	Support in part	Treaty Settlements acknowledge that the Crown did not act in good faith and that they have breached the principles of Te Tiriti o Waitangi. In doing so this has restricted the claimants ability to act as kaitiaki over their taonga, wāhi tapu and whenua, and has undermined their traditional tikanga and rangatiratanga including being marginalised on their ancestral lands, and a loss of tribal authority, social cohesion, traditional knowledge, and ability to develop their well-beings. Even returned assets may have underlying caveats that continue to restrict opportunities for claimants and therefore the overlay should be considered on a site by site basis.	Retain the Treaty Settlement Land Overlay to give effect to the aspirations and provisions within Settlement Acts.
Te Rūnanga o Whaingaroa (S486)	S486.017	General	General / Plan Content / Miscellaneous	Support in part	Te Rūnanga o Whaingaroa is mindful that the Māori Purpose Zone seeks to provide for the use and development of Māori land which can support the social, cultural and economic aspirations of tāngata whenua and enable a range of activities to be undertaken. Similar to the Treaty Settlement Land Overlay, Te Rūnanga o Whaingaroa does not support rules that restrict the ability or opportunity for tāngata whenua to develop bearing in mind that prior to having this development potential the surrounding landscapes and landuse has already predetermined what is permitted and what is non-complying.	Retain the Māori Purpose Zone. Te Rūnanga o Whaingaroa supports the development of a Māori Purpose Zone to give effect to the development aspirations of tāngata whenua.
Te Rūnanga o Whaingaroa (S486)	S486.018	General	General / Plan Content / Miscellaneous	Oppose	The RMA defines effect to include positive, adverse, cumulative and other effects, all of equal importance. While the PDP has adopted this definition, many of its provisions single out adverse effects only for consideration, without reference to positive effects. This has the potential to constrain the development of Māori land, because the positive effects of development are to be given only secondary consideration.	Amend plan provisions requiring specific consideration of adverse effects, either by deleting the word "adverse" by adding equal references to positive and cumulative effects.

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Te Rūnanga o Whaingaroa (S486)	S486.019	General	General / Plan Content / Miscellaneous	Oppose	Various plan provisions (e.g., TW-O2 and TW-P2) mention tāngata whenua involvement in resource management processes. These plan provisions have limited scope and the plan needs to be amended throughout to provide for tāngata whenua to be involved directly in decision-making in Council forums and hearings panels. The plan should also provide (as a non-regulatory method) for Council to help build the capacity of iwi and hapū to participate, for example by funding individuals to complete the "Making Good Decisions" training for hearings commissioners.	Amend the plan to strengthen and clarify opportunities for tāngata whenua involvement in resource management processes.
Te Rūnanga o Whaingaroa (S486)	S486.020	General	General / Plan Content / Miscellaneous	Oppose	Various plan provisions (e.g., TW-O2 and TW-P2) mention tāngata whenua involvement in resource management processes. These plan provisions have limited scope and the plan needs to be amended throughout to provide for tāngata whenua to be involved directly in decision-making in Council forums and hearings panels. The plan should also provide (as a non-regulatory method) for Council to help build the capacity of iwi and hapū to participate, for example by funding individuals to complete the "Making Good Decisions" training for hearings commissioners.	Amend the plan to strengthen and clarify opportunities for tāngata whenua involvement in resource management processes.
Te Rūnanga o Whaingaroa (S486)	S486.021	General	General / Plan Content / Miscellaneous	Oppose	Plan provisions mention tāngata whenua engagement through various means, including cultural impact assessments. The triggers for engagement are unclear and a consistent approach throughout the plan would be valuable.	Amend the plan to clarify the triggers for tāngata whenua engagement and involvement in decision-making.
Te Rūnanga o Whaingaroa (S486)	S486.024	General	General / Plan Content / Miscellaneous	Oppose	Council proposes to undertake the identification of more sites and areas in partnership with tāngata whenua 2 years post Council decisions, subject to funding, RMA and LGA reforms. In the interim, unscheduled SoCS will be	Amend the plan to ensure that the definition of historic heritage, heritage management, cultural landscapes which includes sites of significance to Māori, including wāhi tapu, does not give rise to conflicts

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					unprotected and at a minimum TW-P6 will need to be applied.	and inconsistencies between the definitions
Te Rūnanga o Whaingaroa (S486)	S486.025	General	General / Plan Content / Miscellaneous	Oppose	Council proposes to undertake the identification of more sites and areas in partnership with tāngata whenua 2 years post Council decisions, subject to funding, RMA and LGA reforms. In the interim, unscheduled SoCS will be unprotected and at a minimum TW-P6 will need to be applied.	Amend the plan to ensure that the definition of historic heritage, heritage management, cultural landscapes which includes sites of significance to Māori, including wāhi tapu, does not give rise to conflicts and inconsistencies between the definitions
Te Rūnanga o Whaingaroa (S486)	S486.052	General	General / Plan Content / Miscellaneous	Oppose	Plan provisions mention tāngata whenua engagement through various means. Te Rūnanga o Whaingaroa seeks clarity as to tools, mechanisms and methods Council proposes.	Amend all planning provisions to clarify tools and mechanisms for tāngata whenua engagement and involvement in decision-making
Te Rūnanga o Whaingaroa (S486)	S486.073	General	General / Plan Content / Miscellaneous	Support	To support Council staff, Te Rūnanga o Whaingaroa urges Council to embed cultural competence and te reo in staff professional development, recruitment, and performance management processes. Training around hapū environmental management plans should be led by hapū. This method would be consistent with the objectives and RMA sections 6(e) and 7.	Insert a new section to the Tāngata Whenua chapter after policies to read: Methods of implementation. Council will embed cultural competence and te reo in its staff through professional development, recruitment, and performance management processes.
Te Rūnanga o Whaingaroa (S486)	S486.074	General	General / Plan Content / Miscellaneous	Oppose	It is not clear how Council will ensure that TW-P6 will be addressed. Te Rūnanga o Whaingaroa would recommend that all applicants are required to undertake TW-P6 prior to lodgement of applications.	Insert a new section after policies to read: Information to be included with an application for a resource consent affecting tāngata whenua. Every resource consent application within the scope of policy TW-P6 must be accompanied by information addressing all the matters to be

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						considered under TW-P6.
Te Rūnanga o Whaingaroa (S486)	S486.079	General	General / Plan Content / Miscellaneous	Support	Te Rūnanga o Whaingaroa supports the Treaty Settlement Land Overlay in principle. It is agreed, as stated in the Tāngata Whenua s32 Report, that the TSL Overlay, "Assists to remove some of the constraints and barriers associated with developing Māori land or Treaty Settlement Land."	Retain the Treaty Settlement Land Overlay and related plan provisions, subject to amendments submitted.
Te Rūnanga o Whaingaroa (S486)	S486.089	General	General / Plan Content / Miscellaneous	Support	Te Rūnanga o Whaingaroa supports the principle of a Māori Purpose Zone.	Retain the Māori Purpose Zone.
Tupou Limited (S487)	S487.001	General	General / Plan Content / Miscellaneous	Support in part	<p>The Proposed Plan is a strong disincentive to reforestation using native species. Essentially, under the Proposed Plan, if you plant native vegetation on your property then your future options become extremely restricted. In effect, as significant loss of property rights.</p> <p>Our vision for our hill country farm property within the FNDC area is to rationalise land use for food and wool production on the better land and to apply the class 6 & 7 land, which is the majority of the property, to the twin crises of climate change and loss of biodiversity. Essentially this means reforestation of the majority of the property using a range of native species and committed, on-going pest control.</p> <p>However, if we are successful in achieving our goal, then the provisions of the Proposed Plan could severely restrict future potential activities within these planted areas, and/or require resource consents for future activities. The rugged topography means that seeking certification with MPI as a Sustainably Managed Indigenous Forest, at significant cost, is not really an option. In addition to creating indigenous vegetation, these areas could well grow to meet the</p>	<p>Insert a new category of Managed Indigenous Vegetation (MIV) with the following provisions: The basis for a good definition for MIV already exists under the NZ Emissions Trading Scheme. That is, the land must be eligible as post-1989 forest land:</p> <ul style="list-style-type: none"> - first established after 31 December 1989. - Wasn't forest land on 31 December 1989; or was forest land on 31 December 1989, but was deforested between 1 January 1990 and 31 December 2007; - is or will be planted in species that can reach at least 5m in height when mature - has/will have tree crown cover of more than 30% in each hectare - The post-1989 forest land definition should be adjusted to: - exclude the minimum size provision - include created wetlands - Pest and weed control is required - MIV cannot be included as SNA (possible exceptions with landowner

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					<p>criteria to be Significant Natural Areas, and consequently incur the even more restrictive provisions.</p> <p>A basic principle is preservation of a viable population rather than necessarily preservation of an individual. An activity within an area of managed indigenous vegetation, for example, clearing an area for future access or a dwelling, may be adverse for individual specimens of flora or fauna, but the populations on the property as a whole remain infinitely better off than prior to the planting or management of that vegetation, or continued pastoral farming.</p> <p>A high-level goal is the encouragement of native flora and fauna whilst not locking in restrictions on future land use, including uses which we haven't even thought of yet. The best way to achieve this is to encourage the army of landowners, not penalise them for doing good by placing restrictions on the outcome of their toil.</p>	<p>agreement where the landowner receives some mitigation measure).</p> <ul style="list-style-type: none"> - Pruning, trimming, thinning are permitted activities. - Clearance and any associated land disturbance are permitted activities. - If any restrictions are required then as follows: <ul style="list-style-type: none"> - In Rural Production Zone or Treaty Settlement Land Overlay: if it does not exceed 20% of the MIV over a 3-year period; or 5,000 m2, whichever is greater. - All other zones, if it does not exceed 10% of the MIV over a 5-year period; or up to 5,000 m2, whichever is greater. - Otherwise discretionary. <p>An alternative to creating a new district-wide category of MIV would be to create a Special Purpose Zone for Tupou, which adequately embraces and encourages what we are attempting to achieve for the property. An example of this is the poorly named Nature Preservation Zone in the Hastings District Council plan. Such a zone would allow (permitted activity) for:</p> <ul style="list-style-type: none"> - Vegetation clearance to a certain level for buildings, roads and tracks. - Enhancement of accommodation offerings - Subdivision that aligns with the nature conservation intentions of the zone <p>Key requirements for the zone would include:</p> <ul style="list-style-type: none"> - Pest control - Archaeological and taonga sites for local hapu are not modified.

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						<ul style="list-style-type: none"> - All actions fit under an umbrella of "net biodiversity gain" <p>A key issue is that Special Purpose Zone removes the need to classify the area as an SNA with the associated restrictive controls.</p>
<p>Tupou Limited (S487)</p>	<p>S487.003</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support in part</p>	<p>The Proposed Plan is a strong disincentive to reforestation using native species. Essentially, under the Proposed Plan, if you plant native vegetation on your property then your future options become extremely restricted. In effect, as significant loss of property rights. Our vision for our hill country farm property within the FNDC area is to rationalise land use for food and wool production on the better land and to apply the class 6 & 7 land, which is the majority of the property, to the twin crises of climate change and loss of biodiversity. Essentially this means reforestation of the majority of the property using a range of native species and committed, on-going pest control. However, if we are successful in achieving our goal, then the provisions of the Proposed Plan could severely restrict future potential activities within these planted areas, and/or require resource consents for future activities. The rugged topography means that seeking certification with MPI as a Sustainably Managed Indigenous Forest, at significant cost, is not really an option. In addition to creating indigenous vegetation, these areas could well grow to meet the criteria to be Significant Natural Areas, and consequently incur the even more restrictive provisions. A basic principle is preservation of a viable population rather than necessarily preservation of an individual. An activity within an area of managed indigenous</p>	<p>Insert a new category of Managed Indigenous Vegetation(MIV) with the following provisions: The basis for a good definition for MIV already exists under theNZ Emissions Trading Scheme. That is, the land must be eligible as post-1989forest land:</p> <ul style="list-style-type: none"> - first established after 31 December 1989. - Wasn't forest land on 31 December 1989; or was forest land on31 December 1989, but was deforested between 1 January 1990 and 31December 2007; - is or will be planted in species that can reach at least 5m inheight when mature - has/will have tree crown cover of more than 30% in eachhectare - The post-1989 forest land definition should be adjusted to: - exclude the minimum size provision - include created wetlands - Pest and weed control is required - MIV cannot be included as SNA (possible exceptions withlandowner agreement where the landowner receives some mitigation measure). - Pruning, trimming, thinning are permitted activities. - Clearance and any associated land disturbance are permittedactivities.

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					<p>vegetation, for example, clearing an area for future access or a dwelling, may be adverse for individual specimens of flora or fauna, but the populations on the property as a whole remain infinitely better off than prior to the planting or management of that vegetation, or continued pastoral farming.</p> <p>A high-level goal is the encouragement of native flora and fauna whilst not locking in restrictions on future land use, including uses which we haven't even thought of yet. The best way to achieve this is to encourage the army of landowners, not penalise them for doing good by placing restrictions on the outcome of their toil.</p>	<ul style="list-style-type: none"> - If any restrictions are required then as follows: - In Rural Production Zone or Treaty Settlement Land Overlay: if it does not exceed 20% of the MIV over a 3-year period; or 5,000 m², whichever is greater. - All other zones, if it does not exceed 10% of the MIV over a 5-year period; or up to 5,000 m², whichever is greater. - Otherwise discretionary. <p>An alternative to creating a new district-wide category of MIV would be to create a Special Purpose Zone for Tupou, which adequately embraces and encourages what we are attempting to achieve for the property. An example of this is the poorly named Nature Preservation Zone in the Hastings District Council plan. Such a zone would allow (permitted activity) for:</p> <ul style="list-style-type: none"> - Vegetation clearance to a certain level for buildings, roads and tracks. - Enhancement of accommodation offerings - Subdivision that aligns with the nature conservation intentions of the zone <p>Key requirements for the zone would include:</p> <ul style="list-style-type: none"> - Pest control - Archaeological and taonga sites for local hapu are not modified. - All actions fit under an umbrella of "net biodiversity gain" <p>A key issue is that Special Purpose Zone removes the need to classify the area as an SNA with the associated restrictive</p>

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						controls.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.004	General	General / Plan Content / Miscellaneous	Oppose	The submitter considers that the PDP should provide for Māori land which straddles territorial authority boundaries to avoid undue costs and delays in deciding applications.	Insert provisions in the PDP in relation to Māori land parcels (inferred) that straddle Council boundaries to harmonise with district plans of neighbouring authorities by creating special zones or precincts across boundaries or delegations of powers by Councils.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.014	General	General / Plan Content / Miscellaneous	Oppose	The submitter considers that the RMA defines effect to include positive, adverse, cumulative and other effects, all of equal importance. While the PDP has adopted this definition, many of its provisions single out adverse effects only for consideration, without reference to positive effects. This has the potential to constrain the development of Māori land, because the positive effects of development are to be given only secondary consideration.	Amend any plan provisions requiring specific consideration of adverse effects, either by deleting the word "adverse" by adding equal references to positive and cumulative effects.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.015	General	General / Plan Content / Miscellaneous	Oppose	The submitter considers that various plan provisions (e.g., TW-O2 and TW-P2) mention tāngata whenua involvement in resource management processes. These plan provisions have limited scope and the plan needs to be amended throughout to provide for tāngata whenua to be involved directly in decision-making in Council forums and hearings panels. The plan should also provide (as a non-regulatory method) for Council to help build the capacity of iwi and hapū to participate, for example by funding individuals to complete the "Making Good Decisions" training for hearings commissioners.	Amend the plan to strengthen and clarify opportunities for tāngata whenua involvement in resource management processes.
Te Rūnanga Ā Iwi O	S498.016	General	General / Plan Content / /	Oppose	The submitter considers that the PDP provisions mention tāngata whenua engagement through various means,	Amend the plan to clarify the triggers for tāngata whenua engagement and involvement in

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Ngapuhi (S498)			Miscellaneous		including cultural impact assessments. The triggers for engagement are unclear and a consistent approach throughout the plan would be valuable.	decision-making.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.017	General	General / Plan Content / Miscellaneous	Oppose	The submitter considers that as Council proposes to undertake the identification of more sites and areas in partnership with tāngata whenua 2 years post Council decisions, subject to funding, RMA and LGA reforms, that in the interim, unscheduled SoCS will be unprotected and at a minimum TW-P6 will need to be applied.	Amend the plan to ensure that the definition of historic heritage, heritage management, cultural landscapes which includes sites of significance to Māori, including wāhi tapu, does not give rise to conflicts and inconsistencies between the definitions
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.018	General	General / Plan Content / Miscellaneous	Oppose	The submitter considers that the Purpose section of the district plan, which states that the plan helps council achieve the outcomes of Far North 2100 however, the plan makes no other reference to supporting tāngata whenua as kaitiaki to protect flora and fauna. Instead, it takes a purely regulatory approach, to the exclusion of non-regulatory methods. Far North 2100 refers to "building high trust collaborative relationship with iwi and hapū who have aspirations to protect indigenous flora and fauna. This aims to support tāngata whenua as kaitiaki and their right to protect flora and fauna."	Amend the PDP to implement Far North 2100 by indicating support for kaitiaki through non-regulatory methods, including financial support and involving tāngata whenua in decision-making around protection of flora and fauna.
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.040	General	General / Plan Content / Miscellaneous	Oppose	The submitter considers that the proposed plan provisions which mention tāngata whenua engagement through various means requires clarification as to tools, mechanisms and methods Council proposes to utilise to achieve this.	Amend the proposed plan to clarify tools and mechanisms for tāngata whenua engagement and involvement in decision-making.
Northland Planning and Development 2020 Limited (S502)	S502.034	General	General / Plan Content / Miscellaneous	Oppose	We seek that this chapter be renamed to Wetlands, Lakes and River Margins to make these rules easier to find. The renaming of this chapter also more adequately covers the rules being presented within this section.	Amend the zone chapter name to Wetlands, Lakes and River Margins
Waitangi Limited (S503)	S503.011	General	General / Plan Content /	Not Stated	Given the high historical importance of Waitangi Estate is it has a number of overlays which apply to the site. If left with the underlying zone and general overlays,	Delete the zoning that applies to the Waitangi Treaty Grounds (including the Treaty House, Hobson Memorial, Whare Runanga and

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			Miscellaneous		<p>the rules assessment would be difficult to undertake as each overlay stipulates that the more restrictive rule is applicable. This would result in very minor activities which are generally enabled being captured and requiring consent.</p> <p>The existing Rural Production zone may directly conflict with the Waitangi Trust Board Act's preamble which has set aside the site for a specific purpose.</p> <p>The multiple layers make any planning assessment difficult as in all cases the most stringent rules in any overlay apply. This means that more enabling rules imposed under certain overlays tailored for a particular activity cannot be utilized which results in almost all activities requiring consent as a Discretionary or Non-Complying activity. A more tailored approach will provide clarity as at present the Proposed District Plan makes everyday management and maintenance activities require consent.</p> <p>We have an opportunity to tailor make some rules which are specific to the Waitangi Estate and help give effect to the deed established in 1932. Given the fact that no other zones in the District Plan would be appropriate given the specific nature of this site, and moreover that the other spatial layers would cause undue confusion and perverse outcomes in terms of the activities they would capture, we consider that the use of a special purpose zone is most suitable to this site. We therefore seek that a Special Purpose Zone or Precinct be applied to the Estate.</p>	<p>Flagpole, and regarded as including Lots 1 - 3 of DP 326610, and Lots 1 and 2 of DP 152502) and insert/create a new Waitangi Grounds Special Purpose zone</p> <p>OR</p> <p>Insert a new Precinct over the Waitangi Treaty Grounds</p> <p>OR</p> <p>In the event the Waitangi Treaty Grounds is not set aside for special zoning and/or precinct:</p> <ul style="list-style-type: none"> • rezone Lots 2 and 3 DP 326610 Sport and Active Recreation (to accommodate the existing golf club) • amend the rules applying to the Waitangi Treaty Ground to clarify when resource consent is required.
Waitangi Limited (S503)	S503.043	General	General / Plan Content / Miscellaneous	Not Stated	We seek that this chapter be renamed to Wetlands, Lakes and River Margins to make these rules easier to find	Amend the title of the 'Natural Character' chapter to 'Wetlands, Lakes and River Margins'

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Royal Forest and Bird Protection Society of New Zealand (S511)	S511.078	General	General / Plan Content / Miscellaneous	Support in part	This chapter only deals with ONLs and ONFs. It also only deals with ONF and ONLS outside the coastal environment. This chapter would also be more appropriately identified as "Outstanding natural features and landscapes" to avoid confusion as to the scope of the chapter which is different to the Natural character chapter.	Amend chapter title " Outstanding Natural Features and Outstanding Landscapes"
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.105	General	General / Plan Content / Miscellaneous	Support	Forest & Bird support a precautionary approach to GMO. It accepts that rigorously contained research into GMA methods of pest and weed can take place under strict conditions of consent.	Retain chapter
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.106	General	General / Plan Content / Miscellaneous	Support	Support general concept of a Treaty settlement land overlay as a useful tool	Retain overlay approach
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.108	General	General / Plan Content / Miscellaneous	Neutral	In general there is no explanation to how this chapter should interact with the IB chapter and in many respects this chapter is lacking in protecting significant indigenous biodiversity and maintenance of other indigenous biodiversity This chapter should be amended to ensure compliance with the IB chapter	Amend to ensure compliance with the IB chapter
Fire and Emergency New Zealand (S512)	S512.119	General	General / Plan Content / Miscellaneous	Support in part	While Fire and Emergency strongly supports the reference to SNZ PAS 4509:2008 in the plan, the list of documents incorporated by reference on Council's website is incomplete as it indicates that the only part of the plan referencing the document is 'Part 2 - District-Wide Matters/Hazards and Risks/Natural Hazards/NH-R6. This is incomplete. Furthermore, the Code of Practice is free to download through the Fire and Emergency New Zealand website - Council's website indicates the document is 'Not free to download but available for inspection at Council offices',	Amend advisory information posted on Council's website listing documents incorporated by reference, particularly as relates to SNZ PAS 4509:2008 - New Zealand Fire Service firefighting water supplies code of practice

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Ngā Tai Ora - Public Health Northland (S516)	S516.001	General	General / Plan Content / Miscellaneous	Not Stated	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.	Amend the objectives within the strategic direction sections to be consistent with the language structure/drafting format of objectives in other chapters of the plan. Amend the strategic direction sections to: <ul style="list-style-type: none"> include policy, and incorporate clear cross referencing to relevant policy located in other chapters
Ngā Tai Ora - Public Health Northland (S516)	S516.002	General	General / Plan Content / Miscellaneous	Not Stated	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.	Amend the strategic direction section/s to indicate the balance and trade-offs between often conflicting matters of national, regional and local importance; including undertaking background analysis as per 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 (inferred)
Ngā Tai Ora - Public Health Northland (S516)	S516.003	General	General / Plan Content / Miscellaneous	Not Stated	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	Amend the District Plan to 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

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					on-site water supply (e.g., rainwater harvesting).	
Ngā Tai Ora - Public Health Northland (S516)	S516.006	General	General / Plan Content / Miscellaneous	Support	Overall, Ngā Tai Ora is supportive of the decision from FNDC to include hazardous substances provisions in the PDP. Ngā Tai Ora considers 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.	Retain the 'Hazardous substances' section
Ngā Tai Ora - Public Health Northland (S516)	S516.007	General	General / Plan Content / Miscellaneous	Not Stated	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 considers 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.	Amend the Plan to establish a centre hierarchy to set clear policy direction for the larger urban areas (e.g., Kerikeri, Kaikohe and Kaitaia) within the District, and amend provisions and zoning as necessary to implement the hierarchy that achieves a sustainable compact urban form.
Ngā Tai Ora - Public Health Northland (S516)	S516.010	General	General / Plan Content / Miscellaneous	Not Stated	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. This note is easily missed and could lead to plan interpretation issues.	Amend 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.
Ngā Tai Ora - Public Health Northland (S516)	S516.011	General	General / Plan Content / Miscellaneous	Not Stated	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.	Amend overlaps in definitions and/or create definitions for terms which are not currently defined.
Ngā Tai Ora - Public Health	S516.012	General	General / Plan Content	Not Stated	While the PDP includes activity-based rules which manage the establishment and	Amend rules as necessary to refer only to defined terms used in

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Northland (S516)			/ Miscellaneous		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.	activity-based rules.
Ngā Tai Ora - Public Health Northland (S516)	S516.023	General	General / Plan Content / Miscellaneous	Not Stated	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. 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.	Amend all Strategic Direction objectives as necessary to refer to sustainable development and community health and safety.
Ngā Tai Ora - Public Health Northland (S516)	S516.024	General	General / Plan Content / Miscellaneous	Not Stated	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.
Ngā Tai Ora - Public Health Northland (S516)	S516.025	General	General / Plan Content / Miscellaneous	Not Stated	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: Objective: The benefits of Regionally Significant Infrastructure are recognised and provided for. Policy: To recognise and provide for the social, economic and cultural

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						benefits of Regionally Significant Infrastructure by enabling its ongoing operation, maintenance, development, and upgrading where adverse effects are managed.
Ngā Tai Ora - Public Health Northland (S516)	S516.026	General	General / Plan Content / Miscellaneous	Not Stated	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: Maintain and enhance accessibility and safety for communities and integrate land use and transport planning.
Ngā Tai Ora - Public Health Northland (S516)	S516.027	General	General / Plan Content / Miscellaneous	Not Stated	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: Avoid reverse sensitivity effects between incompatible activities and zones.
Ngā Tai Ora - Public Health Northland (S516)	S516.028	General	General / Plan Content / Miscellaneous	Not Stated	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	Amend Strategic Direction and insert the following objective: A range of quality open space for the social and cultural well-

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					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.	being of a growing population.
Ngā Tai Ora - Public Health Northland (S516)	S516.029	General	General / Plan Content / Miscellaneous	Not Stated	<p>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.</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>Amend Strategic Direction and insert the following objective and policy:New objective: Ensure high quality urban design that responds positively to the local context and creates and maintains safe urban environments in the Far North DistrictNew policy: 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.</p> <p>Insert associated rules and information requirements (e.g., requirements for urban design assessments) as required in the zone chapters to give effect to this objective and policy.</p>
Ngā Tai Ora - Public Health Northland (S516)	S516.030	General	General / Plan Content / Miscellaneous	Not Stated	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	Amend the PDP to establish a separate Three Waters Chapter OR alternatively include policy direction and provisions within the proposed Infrastructure Chapter which

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					provision of three waters infrastructure. 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.	manage and ensure the sustainable and safe, provision of water supply, wastewater and stormwater systems within the Far North District.
Ngā Tai Ora - Public Health Northland (S516)	S516.031	General	General / Plan Content / Miscellaneous	Not Stated	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.	Amend infrastructure provisions as required throughout the plan to ensure provisions achieve consistent management of infrastructure, particularly three waters.
Ngā Tai Ora - Public Health Northland (S516)	S516.034	General	General / Plan Content / Miscellaneous	Not Stated	The Council's Environmental Engineering Standards are referenced throughout the 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. 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. 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.	Amend the relationship of the District Plan to the Environmental Engineering Standards to: <ol style="list-style-type: none"> 1. Ensure the District Plan requires the delivery of infrastructure in a manner that achieves sustainable, safe and efficient provision of infrastructure. 2. Ensure referencing of the Environmental Engineering Standards in the District Plan is appropriate and results in clear and measurable rules. 3. Cross-referencing to Environmental Engineering Standards is consistent across all chapters. 4. Ensure the District Plan provides for and enables green infrastructure,

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						including for the control of stormwater.
Ngā Tai Ora - Public Health Northland (S516)	S516.042	General	General / Plan Content / Miscellaneous	Not Stated	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.	Amend the relationship of the District Plan to the Environmental Engineering Standards to: (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.
Ngā Tai Ora - Public Health Northland (S516)	S516.050	General	General / Plan Content / Miscellaneous	Support	Overall, Ngā Tai Ora is supportive of the decision from FNDC to include hazardous substances provisions in the PDP. 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.	Insert 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: - 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 health care facilities and hospitals) adjacent to, or within close proximity to, lawfully established hazardous

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						<p>substances facilities.</p> <p>- 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).</p> <p>- Appropriate limits or thresholds for the storage of certain hazardous substances across the various zones in the PDP.</p>
Elbury Holdings (S519)	S519.034	General	General / Plan Content / Miscellaneous	Oppose	The Planning Maps show the Rural Production Zone in some areas e.g. Awanui/wireless road, Kaitaia that are serviced by sewerage, footpaths, refuse collection etc. If this zoning continues, it will severely constrain future urban development, and this should be corrected by amending the Rural Production zone objectives, policies and rules to accommodate things other than rural production.	Amend the Rural Production Zone objectives, policies and rules zones so that productive land is defined based on its ability to produce food but can accommodate things other than rural production; OR amend Planning Maps to remove RPROZ from urban areas as separately submitted
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S521)	S521.001	General	General / Plan Content / Miscellaneous	Support in part	FNDC's Long Term Plan consultation document noted the importance of coordinating activities 'to reduce our carbon footprint and find ways to ensure climate change is addressed in all strategy, planning, policy and decision-making.' (p.5) FNDC's Climate Change Road Map 3 (attached as Appendix 1) sets out guiding principles and recognises the need to act now. It states that 'We will make climate change risks a key consideration in all our planning ...' -	<p>Amend PDP objectives, policies and rules in order to implement Council statements on the need to address climate change in all planning and policy - to reduce climate emissions and help reduce the adverse effects of climate change:</p> <ul style="list-style-type: none"> FNDC's Long Term Plan consultation (p.5) recognised the importance of coordinating activities 'to reduce our carbon footprint and find ways to ensure climate change is addressed in all strategy,

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						<p>planning, policy and decision-making'.</p> <ul style="list-style-type: none"> FNDC's Climate Change Road Map 2020 stated that: 'We will operationalise climate change adaptation so it becomes 'business as usual' through our plans and strategies including the Long Term Plan, the District Plan, our Infrastructure Strategy,'
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S521)	S521.002	General	General / Plan Content / Miscellaneous	Support in part	The proposed District Plan presents an opportunity for the Council and communities to be proactive and to do significantly more to reduce emissions and protect and safeguard our communities and places against the effects of climate change.	Amend PDP to acknowledge that the climate emergency requires a new approach in the district plan right now.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S521)	S521.003	General	General / Plan Content / Miscellaneous	Support in part	The PDP fails to address the urgent need to reduce greenhouse gas emissions wherever possible now, and fails to adequately avoid or mitigate the anticipated effects.	Amend PDP to include policies/rules/standards that will reduce greenhouse gas emissions related to the activities covered by district plans.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S521)	S521.004	General	General / Plan Content / Miscellaneous	Support in part	We seek PDP provisions that will support active modes of transport, including pedestrians, cyclists, disability scooters etc. The PDP needs revised/additional policies and rules to ensure that active transport modes will be support in practice when consents are assessed/granted.	Amend PDP to promote and support active transport and multi modal integrated transport.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S521)	S521.006	General	General / Plan Content / Miscellaneous	Support in part	A pop-out window in the PDP map, entitled News Feed - How to use the Eplan, points out that the coastal and flooding hazard maps in the draft plan are out of date, and asks users to check the updated NRC Natural Hazards Maps on NRC website. However, the sections of the PDP that refer to flooding and natural hazards do not provide the above warning to users. As a result, people may use out-of-date mapping	Amend PDP to apply the <i>precautionary approach</i> with regard to mapped inland flood and coastal hazards, areas to take account of longer-term changes expected from climate change, as well as the

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					information. The PDP section should refer specifically to the most recent NRC Natural Hazards maps, and PDP maps should be updated regularly, as soon as possible.	limitations in mapping.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S521)	S521.007	General	General / Plan Content / Miscellaneous	Support in part	The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater.	<p>Amend PDP to require best practice water-sensitive, low-impact designs and measures for all stormwater and wastewater engineering, infrastructure and related development, to prevent problems associated with more extreme rainfall events in future, including provision to implement relevant parts of NPS-FM>
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S521)	S521.008	General	General / Plan Content / Miscellaneous	Support in part	We support the principle of PDP provisions controlling the area of impermeable surface per site, and consider it is probably also necessary to monitor and limit the total cumulative impermeable area in residential/urban zones.	Amend to provide for greater limits on impermeable areas (and/or requirements for minimum permeable areas) for subdivision, use and development. In urban/residential zones, it will also be necessary to adopt measures to limit the cumulative total impermeable surface and/or protect a specified cumulative total permeable area.
Vision Kerikeri (Vision for	S521.009	General	General / Plan Content /	Support in part	It should be encouraged in the form of well-designed two or three storey buildings, for example, with requirements for permeable	Amend PDP to include objectives, policies and rules/standards that require best practice

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Kerikeri and Environs, VKK) (S521)			Miscellaneous		<p>open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths.</p> <p>The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater.</p> <p>Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar panels with batteries, for example, can be purchased on lease-to-buy schemes so that the owner/occupier only pays the amount that they would have paid anyway for grid electricity. Additional electricity generation by households will be essential for powering EVs in future because current national generation capacity is not sufficient.</p>	<p>environmentally sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> • Permeable materials wherever feasible for surfaces such as driveways, paths etc. • Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures • Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts • Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be increasingly important for shade/cooling for buildings and pedestrians in future.

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Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.001	General	General / Plan Content / Miscellaneous	Support in part	We are concerned that the PDP, as currently drafted, would support development in a form that undermines character, amenity values and other aspects of the environment that our communities value.	Amend PDP to provide: <ul style="list-style-type: none"> • clear criteria for assessing discretionary activities. • reduce the ambiguities in policies, the word 'avoid' should be applied more often, and other phrasing should be clarified and strengthened substantially to meet today's expectations and standards. • avoid undesirable activities by classifying as non-complying or prohibited, instead of discretionary. • additional rules to protect the environment and amenity values, and address climate change issues relevant to the types of activities covered by district plans
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.006	General	General / Plan Content / Miscellaneous	Support in part	The PDP should enshrine the principles/design qualities of the Urban Design Protocol, and Good Solution Guide 2007 North Shore City Council and also take on board more recent improvements/developments in quality urban design.	Insert the principles / design qualities of the Urban Design Protocol and Good Solution Guide 2007 North Shore City Council in the Proposed District Plan, and also take on board more, recent improvements in quality urban design - <ul style="list-style-type: none"> • Context • Character • Choice • Connections • Creativity • Custodianship • Collaboration.

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Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.007	General	General / Plan Content / Miscellaneous	Support in part	The PDP should include provisions that support urban design principles for quality and innovative developments, such as the community goals and visions identified in the Community Plans published on Council's website.	Amend to include provisions that support urban design principles for quality and innovative developments that cater for mixed use, mixed dwellings and mixed income levels, whilst protecting and preserving the characteristics of respective townships and the things that communities value.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.008	General	General / Plan Content / Miscellaneous	Support in part	Spatial planning is an essential tool for achieving good planning outcomes. While we are encouraged to see that integrated development is identified as a strategic direction of the PDP, it is difficult to see how this will be implemented without having the relevant local plans to provide such direction, such as spatial plans, community plans or masterplans. We consider the lack of such documents to be a missed opportunity to rectify the historic pattern of ad-hoc development done in isolation resulting in poor planning outcomes.	Amend the PDP to incorporate a space holder through all relevant provisions in the plan to enable Council to continue to develop spatial plans, masterplans etc, and provide PDP mechanisms to implement such plans promptly, including through the review process should the plans be completed prior to the Proposed Plan being made Operative.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.009	General	General / Plan Content / Miscellaneous	Support in part	The Operative DP contains a chapter on development financial contributions (chapter 14). However, some years ago the council eliminated most requirements for development contributions. This has resulted in a large accumulated shortfall in infrastructure and related funding, and ratepayers are unfairly expected to carry this cost burden.	Amend the PDP to include provisions for meaningful development contributions to address the need for, and cost of, infrastructure [inferred].
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.012	General	General / Plan Content / Miscellaneous	Support in part	Land that is regarded as highly productive (LUC Classes 1,2 and 3) is a strictly finite resource, essential for future food production for a growing population here and worldwide, and important for jobs and economic development. The recently issued National Policy Statement for Highly Productive Land requires councils to protect LUC Class 1-3 land from fragmentation and loss (outside of identified urban zones) and allows councils	Amend to include/specify policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].

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					to protect other types of productive land in similar manner.	
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.014	General	General / Plan Content / Miscellaneous	Support in part	Future urban/residential development needs to be compact. Sprawling residential growth outside the urban areas brings negative effects - it generates longer driving distances for basic services, climate emissions, fragments rural land, reduces the area of productive land and undermines the character and amenity values of rural and coastal areas.	Amend to add strong policies/rules that will avoid urban/residential sprawl in rural and coastal areas in other zones/chapters than Coastal Environment.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.015	General	General / Plan Content / Miscellaneous	Support	If left unchecked, ribbon development produces sprawling areas of development that may become miles long, with multiple single accessways off main roads, and problems such as traffic blocking major highways while vehicles wait to turn into those accessways.	Amend to strictly control ribbon development in rural areas which is an undesirable form of development [inferred].
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.016	General	General / Plan Content / Miscellaneous	Support in part	Overall, PDP policies/rules should pay particular regard to the 'maintenance and enhancement of amenity values' (as required by s7 of the RMA) and include provisions that will protect the traditional and/or distinctive character of townships and rural areas, and other characteristics that are valued by local communities.	Amend PDP to maintain and enhance amenity values and include provisions that will protect the traditional and/or distinctive character of townships and rural areas, and other characteristics that are valued by local communities.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.017	General	General / Plan Content / Miscellaneous	Support in part	We need sensible design aesthetic in the new mixed use zone to preserve the character of the town. The PDP or other appropriate mechanism needs to set standards relating to older houses (sometimes in relatively poor condition) moved from elsewhere, low cost housing and rental housing, so that quality standards are maintained for affordable housing.	Amend PDP to control the types, qualities and quantity of buildings occurring in towns such as Kerikeri [inferred].
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.021	General	General / Plan Content / Miscellaneous	Support in part	No specific reason for this decision sought.	Amend the PDP to wherever possible require or at least promote the creation of community open spaces, green open spaces, green corridors and linkages to support active transport, amenity and

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						community wellbeing.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.022	General	General / Plan Content / Miscellaneous	Support in part	<p>The proliferation of crop protection structures is expected to continue. It is essential that PDP provisions on crop protection structures and other orchard/agricultural structures are strengthened promptly, to prevent further destruction of visual amenity and rural character. We support PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, however. the PDP needs additional specific rules/standard.</p>	<p>Retain PDP rules/standards that specify crop protection structures and support structures must be set back at least 3m from all site boundaries, and Amend PDP to provide additional specific rules/standards, as follows -</p> <ul style="list-style-type: none"> • In locations where crop protection structures, cloth/fabric fences or agricultural support structures more than 1.5m high are erected near boundaries that adjoin a road, public land or residential property: those structures must not exceed 5m height and must be setback at least 3m from the boundary; suitable trees or tall hedging or vegetation must be planted between the structure and boundary to provide a landscaping screen and maintain visual amenity; netting or any other fabric must be black or very dark colour. • Breach of rules/standards relating to CPS and support structures must be a 'non-complying' activity (not discretionary, not restricted discretionary), and the local community must be given an opportunity to object if they wish.

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Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.056	General	General / Plan Content / Miscellaneous	Support in part	<p>We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes. However, one of our concerns is that the rules around outdoor space are inadequate, and there is a danger that in the drive for higher density, the planning rules will not achieve the overall goal of protecting what is valued by the community. We believe that intensification in urban zones should be encouraged in the form of well-designed two or three storey buildings (e.g. apartment blocks) with permeable areas including garden/landscaped ground.</p> <p>In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.</p>	<p>Amend the PDP provisions for multi-unit developments to:</p> <ul style="list-style-type: none"> include requirements for outdoor space beyond the area needed to move and park vehicles private, including private and shared outdoor space on the north, east or west side of a building where multi-unit developments take place alongside each other, the rules for shared 'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.033	General	General / Plan Content / Miscellaneous	Not Stated	<p>Only one commercial zone has been picked from the available options (Mixed Use Zone), this provides limited ability to really target this in a meaningful way.</p> <p>Accordingly, in general more targeted zoning in the urban centers is sought. Further it is considered that the development of urban design guidelines and reference to the guidelines in any Commercial Zone would help to clearly direct good urban design outcomes.</p>	<p>Insert additional commercial and mixed use zones and urban design guidelines to better manage the larger urban centers.</p>

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Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.001	General	General / Plan Content / Miscellaneous	Oppose	When considering proposed subdivision, land use and development, the DP needs to address potential cumulative effects and potential long-term effects on the environment. This has implications for many topics covered by the DP, including Ecosystems and indigenous biodiversity, Natural character, Natural features and landscapes, Zones, etc.	Amend the PDP to specifically recognise the need to identify and address any cumulative effect and potential cumulative effects, and require sufficient information to assess potential long-term effects of the proposed activity on the environment.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.002	General	General / Plan Content / Miscellaneous	Oppose	We consider that the proposed DP does not give full and proper effect to the RMA provisions. Concerned that positive environmental objectives should not be balanced against economic development. This has fostered a trade-off approach, where the environment always loses out. Ideally, a DP should pursue synergies rather than balancing trade-offs, i.e. good outcomes should be pursued in ways that also achieve other good outcomes.	Amend the PDP policies and rules to strengthen and implement key principles and obligations.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.003	General	General / Plan Content / Miscellaneous	Oppose	The PDP s32 report on this topic (p.3) recognises that the 'Council has obligations under section 6(c) of the RMA to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna'. Te Mana o te Taiao sets out a strategic direction for the maintenance, protection and restoration of indigenous biodiversity in New Zealand for the next 30 years (2020-2050). Te Mana o te Taiao aims to stop the degradation of New Zealand's biodiversity and is coupled with an implementation plan which is still being developed. The Strategy includes an overall vision: "The mauri of nature is vibrant and vigorous" with five key outcomes to achieve by 2050: - Ecosystems, from mountain tops to ocean depths, are thriving. - Indigenous species and their habitats across Aotearoa New Zealand and beyond are thriving. People's lives are enriched	Amend the provisions to provide the level of protection noted in the RMA, Te Mana o te Taiao, NPS and RPS (inferred)

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					<p>through their connection with nature.</p> <ul style="list-style-type: none"> - Treaty partners, whānau, hapū and iwi are exercising their full role as rangatira and kaitiaki. - Prosperity is intrinsically linked with a thriving biodiversity. <p>The PDP's s32 report on ecosystems and biodiversity (p.12) considers that the proposed PDP provisions are in line with the overarching aim of Te Mana o te Taiao. We disagree with that opinion.</p> <p>The objectives of the anticipated NPS for indigenous biodiversity seek to maintain indigenous biodiversity, improve the integrated management of indigenous biodiversity, restore or enhance it where possible and recognise the role of landowners, communities and tangata whenua as stewards and kaitiaki of indigenous biodiversity.</p> <p>The RPS sets out a number of objectives/policies relating to indigenous ecosystems and biodiversity - examples are shown in Box 1 below. Section 75(3)(c) of the RMA requires district plans to 'give effect' to any RPS.</p> <p>The PDP provisions do not provide the level of protection noted in the RMA and policies above.</p>	
<p>Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)</p>	<p>S527.009</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>The PDP provisions do not address some on-going practical problems with vegetation clearance, which often involved heavy machinery. For example, local conservation groups have experienced cases in recent years where landowners claim they are only or primarily clearing exotic vegetation, even when the destruction of a significant amount of indigenous vegetation is clearly visible on the site. To address this problem, PDP rules on clearance need to apply to vegetation that includes indigenous vegetation. The clearance of any type of vegetation, including</p>	<p>Amend the PDP to actively protect areas where kiwi or indigenous species classed as threatened or at risk (under NZ Threat Classification System) are present. For example, landowners should be required to contact DOC for a trained detection dog or other investigation, and agree with DOC a clear plan to protect vulnerable species, before any vegetation clearance starts. Where appropriate, clearance should be staggered over time, so</p>

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					plantation forests, can cause problems in areas where at-risk species are present. Local conservation groups have found that substantial areas of exotic or mixed vegetation have been cleared by large diggers or bulldozers without any precautions or regard for vulnerable types of indigenous species that are present or nesting on the ground or in the vegetation (eg. nesting kiwis, rare native lizards).	that indigenous species are able to move to shelter. Insert an appendix to the PDP to include, or refer to, a protocol that sets out guiding principles and procedures.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.014	General	General / Plan Content / Miscellaneous	Not Stated	Policy 12.2.4.10 of the Operative DP currently provides for controls on domestic predators (such as dogs, cats, mustelids etc) in order to protect three indigenous species: kiwi, dotterel and brown teal. The Regional Policy Statement (Method 4.4.3(2)(b)) requires the DP to implement 'Controls on the introduction or keeping of species with recognised pest potential' as part of its implementation of RPS Policy 4.4.1.	Insert a provision similar to Policy 12.2.4.10 of the Operative DP but with the aim of protecting not just kiwi, dotterel and brown teal, but also other indigenous species that are classed as threatened or at risk (under NZTCS) and vulnerable to predation.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.030	General	General / Plan Content / Miscellaneous	Not Stated	We consider that all zones, except urban zones, need to be covered by firm PDP policies and rules to protect a key natural resource - productive land - now and for future generations. This means preventing fragmentation and loss of productive land from productive use, especially LUC Class 1-3 land and productive types of soil/land suitable for horticulture. It is not necessary to wait until the regional council has implemented the NPS-HPL.	Amend rural zones to firm up policies and rules to protect key natural resources - productive land.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.035	General	General / Plan Content / Miscellaneous	Not Stated	We consider that the new PDP should address the NPS Freshwater Management, it needs to be given effect in all relevant parts of the DP, including the Ecosystems & Biodiversity chapter and Natural Character chapter.	Amend the PDP where necessary to give effect to the NPS Freshwater Management
Vision Kerikeri (Vision for Kerikeri and	S527.036	General	General / Plan Content /	Not Stated	The PDP should support future transition to disposal-to-land schemes, which is anticipated to start within the life of the PDP. The PDP should include provisions to	Amend the PDP to support future transition to disposal-to-land schemes

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Environs, VKK) (S527)			Miscellaneous		encourage and progressively require disposal-to-land wastewater treatment methods (based on coagulation and flocculation) and ensure the responsible use of solid waste from treatment plants as fertilizer and the use of wastewater for irrigation purposes.	
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.037	General	General / Plan Content / Miscellaneous	Support	We consider that the PDP should take on board the changes proposed by Forest & Bird that will provide necessary provisions for the natural environment.	Amend the PDP to take on board the changes proposed in the Forest & Bird submission.
Carbon Neutral NZ Trust (S529)	S529.001	General	General / Plan Content / Miscellaneous	Support in part	<p>The PDP has several significant weaknesses that make it difficult to achieve the intended overall objectives.</p> <p>The rules/standard for permitted activities address limited matters, containing insufficient rules/standards relating to environmental values.</p> <p>The PDP frequently defaults to 'discretionary activity' status. This means the proposal should be considered by developers and council planners on the basis of PDP objectives and policies. However, many of the policies are written in vague terms that are open to wide interpretation.</p> <p>We are concerned that the PDP, as currently drafted, would support development in a form that undermines character, amenity values and other aspects of the environment that our communities value.</p>	<p>Amend PDP to:</p> <ul style="list-style-type: none"> • provide clear criteria for assessing discretionary activities. • reduce the ambiguities in policies, the word 'avoid' should be applied more often, and other phrasing should be clarified and strengthened substantially. • recognise that undesirable activities that should be avoided should be classed as non-complying or prohibited, instead of discretionary. • incorporate additional rules to protect the environment and amenity values, and to address climate change issues relevant to the types of activities.
Carbon Neutral NZ Trust (S529)	S529.006	General	General / Plan Content / Miscellaneous	Support in part	The PDP should enshrine the principles/design qualities of the Urban Design Protocol, and Good Solution Guide 2007 North Shore City Council and also take on board more recent	Insert the principles / design qualities of the Urban Design Protocol and Good Solution Guide 2007 North Shore City Council in the Proposed District Plan, and also

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					improvements/developments in quality urban design.	take on board more, recent improvements in quality urban design - <ul style="list-style-type: none"> • Context • Character • Choice • Connections • Creativity • Custodianship • Collaboration.
Carbon Neutral NZ Trust (S529)	S529.007	General	General / Plan Content / Miscellaneous	Support in part	The PDP should include provisions that support urban design principles for quality and innovative developments, such as the community goals and visions identified in the Community Plans published on Council's website.	Amend to include provisions that support urban design principles for quality and innovative developments that cater for mixed use, mixed dwellings and mixed income levels, whilst protecting and preserving the characteristics of respective townships and the things that communities value.
Carbon Neutral NZ Trust (S529)	S529.008	General	General / Plan Content / Miscellaneous	Support in part	Spatial planning is an essential tool for achieving good planning outcomes. While we are encouraged to see that integrated development is identified as a strategic direction of the PDP, it is difficult to see how this will be implemented without having the relevant local plans to provide such direction, such as spatial plans, community plans or masterplans. We consider the lack of such documents to be a missed opportunity to rectify the historic pattern of ad-hoc development done in isolation resulting in poor planning outcomes.	Amend the PDP to incorporate a space holder through all relevant provisions in the plan to enable Council to continue to develop spatial plans, masterplans etc, and provide PDP mechanisms to implement such plans promptly, including through the review process should the plans be completed prior to the Proposed Plan being made Operative.
Carbon Neutral NZ Trust (S529)	S529.013	General	General / Plan Content / Miscellaneous	Support in part	The Operative DP contains a chapter on development financial contributions (chapter 14). However, some years ago the council eliminated most requirements for development contributions. This has resulted in a large accumulated shortfall in infrastructure and related funding, and	Amend the PDP to require development contributions when Council has adopted policy on development contributions as part of its Long Term Plan (Inferred)

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					ratepayers are unfairly expected to carry this cost burden.	
Carbon Neutral NZ Trust (S529)	S529.020	General	General / Plan Content / Miscellaneous	Support in part	Land that is regarded as highly productive (LUC Classes 1,2 and 3) is a strictly finite resource, essential for future food production for a growing population here and worldwide, and important for jobs and economic development. The recently issued National Policy Statement for Highly Productive Land requires councils to protect LUC Class 1-3 land from fragmentation and loss (outside of identified urban zones) and allows councils to protect other types of productive land in similar manner.	Amend to include/specify policies/rules to prevent fragmentation and loss of land in rural and horticulture zones [inferred].
Carbon Neutral NZ Trust (S529)	S529.022	General	General / Plan Content / Miscellaneous	Support in part	Future urban/residential development needs to be compact. Sprawling residential growth outside the urban areas brings negative effects - it generates longer driving distances for basic services, climate emissions, fragments rural land, reduces the area of productive land and undermines the character and amenity values of rural and coastal areas.	Amend to insert strong policies/rules that will avoid urban/residential sprawl in rural and coastal areas in other zones/chapters than Coastal Environment.
Carbon Neutral NZ Trust (S529)	S529.023	General	General / Plan Content / Miscellaneous	Support	If left unchecked, ribbon development produces sprawling areas of development that may become miles long, with multiple single accessways off main roads, and problems such as traffic blocking major highways while vehicles wait to turn into those accessways.	Amend to strictly control ribbon development in rural areas, which is an undesirable form of development [inferred].
Carbon Neutral NZ Trust (S529)	S529.024	General	General / Plan Content / Miscellaneous	Support in part	Overall, PDP policies/rules should pay particular regard to the 'maintenance and enhancement of amenity values' (as required by s7 of the RMA) and include provisions that will protect the traditional and/or distinctive character of townships and rural areas, and other characteristics that are valued by local communities.	Amend PDP to maintain and enhance amenity values and include provisions that will protect the traditional and/or distinctive character of townships and rural areas, and other characteristics that are valued by local communities.
Carbon Neutral NZ Trust (S529)	S529.025	General	General / Plan Content /	Support in part	The PDP should control the types, qualities and quantity of buildings occurring in towns such as Kerikeri. The PDP or other appropriate mechanism needs to set	Amend the PDP to preserve local character through the control of building types, qualities, quantity and design

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			Miscellaneous		standards relating to older houses (sometimes in relatively poor condition) moved from elsewhere, low cost housing and rental housing, so that quality standards are maintained for affordable housing	
Carbon Neutral NZ Trust (S529)	S529.033	General	General / Plan Content / Miscellaneous	Support in part	No specific reason for this decision sought.	Amend the PDP to wherever possible require or at least promote the creation of community open spaces, green open spaces, green corridors and linkages to support active transport, amenity and community wellbeing
Carbon Neutral NZ Trust (S529)	S529.047	General	General / Plan Content / Miscellaneous	Support in part	FNDC's Long Term Plan consultation document noted the importance of coordinating activities 'to reduce our carbon footprint and find ways to ensure climate change is addressed in all strategy, planning, policy and decision-making.' FNDC's Climate Change Road Map 3 sets out guiding principles and recognises the need to act now. It states that 'We will make climate change risks a key consideration in all our planning ...' -	Amend PDP objectives, policies and rules in order to implement Council statements on the need to address climate change in all planning and policy - to reduce climate emissions and help reduce the adverse effects of climate change: <ul style="list-style-type: none"> • FNDC's Long Term Plan consultation (p.5) recognised the importance of coordinating activities 'to reduce our carbon footprint and find ways to ensure climate change is addressed in all strategy, planning, policy and decision-making'. • FNDC's Climate Change Road Map 2020 stated that: 'We will operationalise climate change adaptation so it becomes 'business as usual' through our plans and strategies including the Long Term Plan, the District Plan, our Infrastructure Strategy,

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Carbon Neutral NZ Trust (S529)	S529.048	General	General / Plan Content / Miscellaneous	Support in part	The proposed District Plan presents an opportunity for the Council and communities to be proactive and to do significantly more to reduce emissions and protect and safeguard our communities and places against the effects of climate change.	Amend PDP to acknowledge that the climate emergency requires a new approach in the district plan right now.
Carbon Neutral NZ Trust (S529)	S529.049	General	General / Plan Content / Miscellaneous	Support in part	The PDP fails to address the urgent need to reduce greenhouse gas emissions wherever possible now, and fails to adequately avoid or mitigate the anticipated effects.	Amend PDP to include policies/rules/standards that will reduce greenhouse gas emissions related to the activities covered by district plans
Carbon Neutral NZ Trust (S529)	S529.052	General	General / Plan Content / Miscellaneous	Support in part	A pop-out window in the PDP map, entitled News Feed - How to use the Eplan, points out that the coastal and flooding hazard maps in the draft plan are out of date, and asks users to check the updated NRC Natural Hazards Maps on NRC website. However, the sections of the PDP that refer to flooding and natural hazards do not provide the above warning to users. As a result, people may use out-of-date mapping information. The PDP section should refer specifically to the most recent NRC Natural Hazards maps, and PDP maps should be updated regularly, as soon as possible.	Amend PDP to apply precautionary approach with regard to mapped inland flood and coastal hazard areas, to take account of longer-term changes expected from climate change, as well as the limitations in mapping.
Carbon Neutral NZ Trust (S529)	S529.053	General	General / Plan Content / Miscellaneous	Support in part	The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely buried underground or placed under the	Amend PDP to require best practice water-sensitive, low-impact designs and measures for all stormwater and wastewater engineering, infrastructure and related development, to prevent problems associated with more extreme rainfall events in future, including provision to implement relevant parts of NPS-FM>

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					foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater.	
Carbon Neutral NZ Trust (S529)	S529.054	General	General / Plan Content / Miscellaneous	Support in part	We support the principle of PDP provisions controlling the area of impermeable surface per site, and consider it is probably also necessary to monitor and limit the total cumulative impermeable area in residential/urban zones.	Amend to provide for greater limits on impermeable areas (and/or requirements for minimum permeable areas) for subdivision, use and development. In urban/residential zones, it will also be necessary to adopt measures to limit the cumulative total impermeable surface and/or protect a specified cumulative total permeable area.
Carbon Neutral NZ Trust (S529)	S529.055	General	General / Plan Content / Miscellaneous	Support in part	<p>It should be encouraged in the form of well-designed two or three storey buildings, for example, with requirements for permeable open areas including garden/landscaped ground. Developments should use permeable materials wherever feasible for surfaces such as driveways, paths.</p> <p>The PDP should require all new buildings to store/use roof water wherever possible, to avoid the need for expensive reticulation systems and reduce the need for water top-ups via water tankers. New buildings connected to a public water supply should be required to collect roof water in storage vessels to use for gardens and flushing toilets (at minimum) and contribute to other household water uses such as laundry connections. Water storage vessels do not need to be a traditional round tank - other useful shapes exist, such as rectangular upright vessels that are easy to install against the side of a house or garage, or short flat vessels designed to be completely</p>	<p>Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including -</p> <ul style="list-style-type: none"> • Permeable materials wherever feasible for surfaces such as driveways, paths etc. • Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with

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					buried underground or placed under the foundations of new builds. Greywater harvesting and re-use should also be required for new buildings. These types of water-saving measures would also reduce future Council infrastructure costs for additional water supplies and wastewater. Passive heating and cooling designs, for example, reduce energy consumption and the on-going costs of heating/cooling. Solar panels with batteries, for example, can be purchased on lease-to-buy schemes so that the owner/occupier only pays the amount that they would have paid anyway for grid electricity. Additional electricity generation by households will be essential for powering EVs in future because current national generation capacity is not sufficient.	<p>drought), and other measures</p> <ul style="list-style-type: none"> • Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts • Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be increasingly important for shade/cooling for buildings and pedestrians in future
Carbon Neutral NZ Trust (S529)	S529.074	General	General / Plan Content / Miscellaneous	Support	Seek to ensure that Council and Developers are required to ensure that land use and development considers transportation effects beyond the site. That cul-de-sac roads are generally discouraged unless provision has been made for future connectivity, and that multi modal transport planning is encouraged.	Amend to seek changes to provisions within the plan that direct a high level of connectivity, integrated land use and transport planning, and multi modal transport networks.
Carbon Neutral NZ Trust (S529)	S529.098	General	General / Plan Content / Miscellaneous	Not Stated	Only one commercial zone has been picked from the available options (Mixed Use Zone), this provides limited ability to really target this in a meaningful way. Accordingly, in general more targeted zoning in the urban centers is sought. Further it is considered that the development of urban design guidelines and reference to the guidelines in any Commercial Zone would help to clearly direct good urban design outcomes.	Amend to include additional commercial and mixed use zones and urban design guidelines to better manage the larger urban centers.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Carbon Neutral NZ Trust (S529)	S529.111	General	General / Plan Content / Miscellaneous	Support in part	When considering the effects of a proposed activity, s3 of the RMA states that the term effect 'includes ... any cumulative effect which arises over time or in combination with other effects ...' The Regional Policy Statement for Northland, Policy 5.1.1 states that 'Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which... 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.' When considering proposed subdivision, land use and development, the DP needs to address potential cumulative effects and potential long-term effects on the environment.	Amend relevant part of the DP to specifically recognize the need to identify and address any cumulative effect and potential cumulative effects, and require sufficient information to assess potential long term effects of the proposed activity on the environment
Carbon Neutral NZ Trust (S529)	S529.112	General	General / Plan Content / Miscellaneous	Oppose	The PDP does not give full and proper effect to the RMA provisions S74(1) s6 s7 s31	Amend the PDP policies to implement key principals and obligations of the RMA
Carbon Neutral NZ Trust (S529)	S529.113	General	General / Plan Content / Miscellaneous	Oppose	The PDP does not give full and proper effect to the RMA provisions S74(1) s6 s7 s31	Amend the PDP rules to strengthen the key principles and obligations of the RMA
Carbon Neutral NZ Trust (S529)	S529.114	General	General / Plan Content / Miscellaneous	Oppose	The PDP's s32 report on ecosystems and biodiversity (p.12) considers that the proposed PDP provisions are in line with the overarching aim of Te Mana o te Taiao. We disagree with that opinion	Amend PDP to be in line with the overarching aim of the Te Mana o te Taiao
Carbon Neutral NZ Trust (S529)	S529.152	General	General / Plan Content / Miscellaneous	Not Stated	The name could perhaps be changed (throughout the PDP) to 'priority productive land' or 'significant productive capacity' or other phrase to reduce potential confusion with the new NPS-HPL.	Delete the term 'highly productive land' throughout the PDP, and refer to as 'priority productive land' or 'significant productive capacity'

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Carbon Neutral NZ Trust (S529)	S529.174	General	General / Plan Content / Miscellaneous	Not Stated	<p>District councils manage the margins of water bodies and the activities that can occur in these areas. Several parts of the National Policy Statement for Freshwater Management 2020 (NPS-FM) give national direction to district councils specifically. The NPS-FM contains objectives and policies to ensure that natural and physical resources are managed in a way that prioritises the health and well-being of water bodies and freshwater ecosystems, the health needs of people (such as drinking water) and the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.</p> <p>The implementation of the NPS-FM and managing freshwater to give effect to Te Mana o Te Wai is primarily the responsibility of the regional council, however clause 3.5(4) specifically requires that every territorial authority includes objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.</p> <p>Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.</p> <p>Recent government guidance on the NPS-FM14 (p.8) notes that district plans must be reviewed/amended to give effect to the NPS-FM, including the following aspects: 'District plans must be reviewed and, if</p>	Amend the PDP to give full effect to the NPS - Freshwater Management 2020

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					<p>necessary, amended to give effect to the NPS-FM "as soon as reasonably practicable".</p> <p>'The NPS-FM applies to all freshwater, and Te Mana o te Wai is relevant to all resource management where it affects freshwater, including in city and district planning.</p> <p>'Clause 3.5 Integrated management requires a ki uta ki tai (integrated approach) to give effect to Te Mana o te Wai. It also sets out requirements relevant to city and district councils. This includes encouraging the coordination and sequencing of urban growth, and promoting positive effects and managing adverse effects of urban development on freshwater bodies.</p> <p>'To give effect to Te Mana o te Wai, councils must consider matters such as how urban growth and increases in impervious surfaces will impact on stormwater flows, how stormwater affects the water bodies it is discharged to, and methods to manage urban growth and stormwater discharge. The identification and control of urban growth areas must prioritise the health and well-being of water bodies.'</p>	
<p>Carbon Neutral NZ Trust (S529)</p>	<p>S529.175</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>Stormwater and wastewater should be fully managed to avoid sediment/pollutants being carried to waterways and wetlands, especially during high rainfall events which are expected to become more extreme due to climate change. Under s7(i) of the RMA, councils must have particular regard to the effects of climate change.</p> <p>In general, water sensitive and low impact designs should be a standard requirement, not just encouraged. For example, stormwater and water from wastewater disposal fields can carry pollutants and silt into waterways during high rainfall events. They should not be discharged directly into waterways but be retained in constructed</p>	<p>Amend the plan so that water sensitive and low impact designs are a standard requirement</p>

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					wetlands (vegetated retention ponds) or other water sensitive and low impacts features.	
Carbon Neutral NZ Trust (S529)	S529.177	General	General / Plan Content / Miscellaneous	Support in part	The disposal of wastewater from sewage treatment plants into wetlands and water bodies has been a matter of concern to communities for some time. The Council's Infrastructure Committee requested further investigation of disposal-to-land options for several wastewater schemes, and requested a wastewater disposal-to-land workshop in late 2021 to cover methodologies and processes associated with establishing a disposal-to-land scheme The PDP should include provisions to encourage and progressively require disposal-to-land wastewater treatment methods (based on coagulation and flocculation) and ensure the responsible use of solid waste from treatment plants as fertilizer and the use of wastewater for irrigation purposes.	Insert provisions to encourage and progressively require disposal-to-land wastewater treatment methods (based on coagulation and flocculation) and ensure the responsible use of solid waste from treatment plants as fertilizer and the use of wastewater for irrigation purposes.
Carbon Neutral NZ Trust (S529)	S529.178	General	General / Plan Content / Miscellaneous	Not Stated	We share many of the concerns raised in Forest & Bird's submission on the PDP, and we consider that the PDP should take on board their comments	Amend Plan to give effect to relief sought in the Forest & Bird submission (511),
Carbon Neutral NZ Trust (S529)	S529.198	General	General / Plan Content / Miscellaneous	Support in part	We agree that multi-unit developments such as terraced housing and low rise apartment blocks can contribute to the greater vibrancy of Kerikeri, and allow for the construction of a greater variety of housing types and sizes. However, one of our concerns is that the rules around outdoor space are inadequate, and there is a danger that in the drive for higher density, the planning rules will not achieve the overall goal of protecting what is valued by the community. We believe that intensification in urban zones should be encouraged in the form of well-designed two or three storey buildings (e.g. apartment blocks) with permeable areas including	Amend the PDP provisions for multi-unit developments: <ul style="list-style-type: none"> include requirements for outdoor space beyond the area needed to move and park vehicles private, including private and shared outdoor space on the north, east or west side of a building where multi-unit developments take place alongside each other, the rules for shared

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					<p>garden/landscaped ground.</p> <p>In too many multi-unit developments in other districts, the only outdoor space is the concrete used to move and park cars. Especially where these developments take place alongside each other the importance of outdoor space increases. Outdoor spaces provide the opportunity for people to connect, to create a sense of community. When designed well, working within well designed rules, multi-unit developments could enhance the sense of community with Kerikeri and become a real asset.</p>	'greenspace' reflects the greater density and the need for places for people to share and connect, pedestrian walkways and access to community facilities and amenities.
Roger Atkinson (S534)	S534.003	General	General / Plan Content / Miscellaneous	Oppose	<p>The Mixed Use zone is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <p>a. The Mixed Use zone does not give effect to objective 1 and policy 1 of the National Policy Statement on Urban Development (NPS-UD);</p> <p>b. The Section 32 Evaluation - Urban Environments incomplete and flawed:</p> <p>i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of due to the importance of the zone being the only commercial zone proposed within the District;</p> <p>ii. The evaluation fails to consider the full range of commercial zoning options and identify reasonably practicable options to achieve objectives;</p> <p>iii. The evaluation fails to evaluate appropriate zone criteria and boundaries;</p> <p>c. The PDP does not provide strategic direction or policy support for the suite of urban zones proposed;</p> <p>d. The Mixed Use zone provisions do not sufficiently enable a range of commercial activities.</p>	<p>Review the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township;</p> <p>OR</p> <p>If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.</p>
Roger Atkinson (S534)	S534.004	General	General / Plan Content /	Oppose	<p>The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why</p>	<p>1. Review the notified Mixed Use zone boundary around the Kerikeri town centre</p>

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			Miscellaneous		<p>the Mixed Use zone boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri Mixed Use zone mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed Mixed Use zone boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods.</p> <p>Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.</p>	<p>and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity;</p> <p>AND</p> <ol style="list-style-type: none"> 1. Rezone land to an appropriate Commercial or Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur: <ol style="list-style-type: none"> a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1. <p>If above relief sought is not accepted, establish an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <ol style="list-style-type: none"> a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1.
Roger Atkinson (S534)	S534.007	General	General / Plan Content /	Oppose	<p>The Horticulture zone is not an appropriate zone for the following reasons:</p> <ol style="list-style-type: none"> a. The Horticulture zone does not achieve the purpose of the RMA insofar as it does not 	Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural,

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
			Miscellaneous		<p>promote the sustainable management of natural and physical resources;</p> <p>b. The Horticulture zone fails to give effect to the National Planning Standards and the National Policy Statement for Highly Productive Land (NPS-HPL);</p> <p>c. The Horticulture Zone section 32 evaluation is incomplete and flawed:</p> <p>i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of creating a special purpose zone;</p> <p>ii. The evaluation fails to consider the full range of zoning options and identify reasonably practicable options to achieve objectives;</p> <p>iii. The evaluation fails to evaluate appropriate zone criteria and boundaries;</p> <p>d. The PDP does not provide strategic direction or policy support for the suite of rural zones proposed, nor does it support the Horticultural Zone;</p> <p>e. The Horticulture zone has only been proposed within the Kerikeri area; and</p> <p>f. The Horticulture zone provisions are not sufficiently different from the Rural Production Zone (and in some instances are more permissive).</p>	Commercial or Rural Residential as appropriate.
John and Rose Whitehead (S535)	S535.004	General	General / Plan Content / Miscellaneous	Oppose	<p>The Mixed Use zone is not the most appropriate zone for Kerikeri town centre for the following reasons:</p> <p>a. The Mixed Use zone does not give effect to objective 1 and policy 1 of the National Policy Statement on Urban Development (NPS-UD);</p> <p>b. The Section 32 Evaluation - Urban Environments incomplete and flawed:</p> <p>i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of due to the importance of the zone being the only commercial zone proposed within the District;</p>	<p>Review the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township;</p> <p>OR</p> <p>If above relief is not accepted, amend the Mixed Use zone provisions to provide for an increased range of commercial and community activities.</p>

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					<p>ii. The evaluation fails to consider the full range of commercial zoning options and identify reasonably practicable options to achieve objectives;</p> <p>iii. The evaluation fails to evaluate appropriate zone criteria and boundaries;</p> <p>c. The PDP does not provide strategic direction or policy support for the suite of urban zones proposed;</p> <p>d. The Mixed Use zone provisions do not sufficiently enable a range of commercial activities.</p>	
<p>John and Rose Whitehead (S535)</p>	<p>S535.005</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>The Section 32 Evaluation - Urban Environment does not include any specified zone criteria; as such it is unclear as to why the Mixed Use zone boundaries have been established as notified for Kerikeri town centre. The proposed Kerikeri Mixed Use zone mapped area extends west along Kerikeri Road, stopping short of The Ridge and Ranui Avenue. The proposed Mixed Use zone boundary does not follow a logical defensible boundary, nor does it include existing lawfully established commercial activities located along Kerikeri Road or at the Redwoods.</p> <p>Commercial activities, particularly tourist and horticulturally based commercial activities, are well established along Kerikeri Road and at the Redwoods. These activities contribute to the vibrancy, character and amenity of the introduction to Kerikeri town centre. The PDP should provide for and enable these activities along Kerikeri Road and at the Redwoods.</p>	<p>1. Review the notified Mixed Use zone boundary around the Kerikeri town centre and main commercial strip and change to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity;</p> <p>AND</p> <p>1. Rezone land to an appropriate Commercial or Mixed Use zone to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <p>a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and</p> <p>b. at the Redwoods in accordance with the map in Appendix 1.</p> <p>If above relief sought is not accepted, establish an overlay/precinct or similar, or amend the provisions of the</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						<p>applicable zone, to legitimise and enable tourist and horticulture based commercial activities to occur:</p> <ul style="list-style-type: none"> a. along both sides of Kerikeri Road from the roundabout with State Highway 10 to Kerikeri town centre; and b. at the Redwoods in accordance with the map in Appendix 1.
<p>John and Rose Whitehead (S535)</p>	<p>S535.007</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>The Horticulture zone is not an appropriate zone for the following reasons:</p> <ul style="list-style-type: none"> a. The Horticulture zone does not achieve the purpose of the RMA insofar as it does not promote the sustainable management of natural and physical resources; b. The Horticulture zone fails to give effect to the National Planning Standards and the National Policy Statement for Highly Productive Land (NPS-HPL); c. The Horticulture Zone section 32 evaluation is incomplete and flawed: <ul style="list-style-type: none"> i. The evaluation does not provide sufficient level of detail that corresponds to the scale and significance of creating a special purpose zone; ii. The evaluation fails to consider the full range of zoning options and identify reasonably practicable options to achieve objectives; iii. The evaluation fails to evaluate appropriate zone criteria and boundaries; d. The PDP does not provide strategic direction or policy support for the suite of rural zones proposed, nor does it support the Horticultural Zone; e. The Horticulture zone has only been proposed within the Kerikeri area; and f. The Horticulture zone provisions are not sufficiently different from the Rural 	<p>Delete the proposed Horticulture zone in its entirety, rezoning areas Rural Production, General Rural, Commercial or Rural Residential as appropriate.</p>

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					Production Zone (and in some instances are more permissive).	
Te Tii (Waitangi) B3 Trust (S538)	S538.001	General	General / Plan Content / Miscellaneous	Support in part	Waitangi currently sees and experiences the effects climate change and TTB3 Trust is concerned for their community, people, assets and future. The Tii Beach foreshore bears the brunt of climate change and will continued to be affected into the future. The loss of a significant area of Maori whenua must be stopped.	Insert a mitigation management plan into the PDP which addresses effects of climate change in the Waitangi area.
Mauri-crown-tane (S539)	S539.001	General	General / Plan Content / Miscellaneous	Oppose	Legalese is a language fully understood by lawyers, barristers and judges unsuitable for Maori speaking people and should be provided in plain language where words such as submission yield authority to the council is not in the best interest of any land owners.	Delete the Far North District Councils' "Proposed District Plan" also known as PDP, this rejection is inclusive of any provisions, maps and each chapter that is supported by the provisions of a section 32 analysis.
Elbury Holdings (S541)	S541.031	General	General / Plan Content / Miscellaneous	Oppose	The Planning Maps show the Rural Production Zone in some areas e.g. Awanui/wireless road kaitaia that are serviced by sewerage, footpaths, refuse collection etc. If this zoning continues, it will severely constrain future urban development, and this should be corrected by amending RPROZ objectives, policies and rules zones to accommodate things other than rural production.	Amend the Rural Production Zone objectives, policies and rules zones so that productive land is defined based on its ability to produce food but can accommodate things other than rural production; OR amend Planning Maps to remove RPROZ from urban areas as separately submitted.
LJ King Limited (S543)	S543.011	General	General / Plan Content / Miscellaneous	Support in part	The submitter considers that while that the Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.	Amend the PDP to reflect the submission as follows: Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives. Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been

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						<p>here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then your community might actually start to value and respect you</p>
<p>LJ King Limited (S543)</p>	<p>S543.032</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Oppose</p>	<p>The Planning Maps show the Rural Production Zone in some areas e.g. Awanui/wireless road, Kaitaia that are serviced by sewerage, footpaths, refuse collection etc. If this zoning continues, it will severely constrain future urban development, and this should be corrected by amending the Rural Production zone objectives, policies and rules to accommodate things other than rural production</p>	<p>Amend the Rural Production Zone objectives, policies and rules zones so that productive land is defined based on its ability to produce food but can accommodate things other than rural production; OR amend Planning Maps to remove RPROZ from urban areas as separately submitted.</p>
<p>Kelvin Richard Horsford (S544)</p>	<p>S544.011</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support in part</p>	<p>The submitter considers that while Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.</p>	<p>Amend the PDP to reflect the submission as follows: While Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government. Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives. Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then</p>

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						your community might actually start to value and respect you.
Ian Diarmid Palmer (S546)	S546.001	General	General / Plan Content / Miscellaneous	Oppose	<p>The reference June 2022 exposure draft NPSIB is substantially different to the November 2019 draft NPSIB and if the SNA aspects of the PDP are to be based on any draft NPSIB, it should clearly be the most recent one promulgated by Government.</p> <p>As of today, it remains unclear what if any NPSIB will be formally adopted by Government and if one is adopted when that might occur. Given the long gestation period so far for the formulation of a NPSIB, and the associated controversial nature of the subject matter, it is reasonable to assume a NPSIB will not be adopted any time soon and may well not be adopted prior to the Next General Election, after which a change of Government could set the policy development on an entirely different course.</p> <p>The FNDC has decided not to include the SNA maps that appeared in the draft PDP as an overlay in the Notified PDP. This lead to ambiguity and lack of transparency as to what land the policy and rules in the PDP is intended to apply to. If the FNDC's intention is to apply the PDP's SNA policy and rules to RC applications concerning land that is the subject of the withdrawn SNA maps, then SNA maps must be included as an overlay to the PDP.</p> <p>However, in so far as the SNA maps that appeared in the draft PDP were invalid, inaccurate or inappropriate in any way (as alleged by parties including myself who made submissions in this regard as part of FNDC's consultation of the draft PDP) these issues must be fully addressed and the maps</p>	Delete all references to Significant Natural Areas (SNA) from the PDP. If not adhered to then, include Significant Natural Area maps as an overlay in the PDP, but only after completing a thorough process of validating such maps including addressing any alleged invalidities, in accuracies or inappropriateness of any SNA maps intended to be used as part of SNA Overlay in the PDP

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					updated accordingly before being included as the SNA overlay in the PDP.	
Ian Diarmid Palmer (S546)	S546.002	General	General / Plan Content / Miscellaneous	Oppose	<p>The reference June 2022 exposure draft NPSIB is substantially different to the November 2019 draft NPSIB and if the SNA aspects of the PDP are to be based on any draft NPSIB, it should clearly be the most recent one promulgated by Government.</p> <p>As of today, it remains unclear what if any NPSIB will be formally adopted by Government and if one is adopted when that might occur. Given the long gestation period so far for the formulation of a NPSIB, and the associated controversial nature of the subject matter, it is reasonable to assume a NPSIB will not be adopted any time soon and may well not be adopted prior to the Next General Election, after which a change of Government could set the policy development on an entirely different course.</p> <p>The FNDC has decided not to include the SNA maps that appeared in the draft PDP as an overlay in the Notified PDP. This lead to ambiguity and lack of transparency as to what land the policy and rules in the PDP is intended to apply to. If the FNDC's intention is to apply the PDP's SNA policy and rules to RC applications concerning land that is the subject of the withdrawn SNA maps, then SNA maps must be included as an overlay to the PDP.</p> <p>However, in so far as the SNA maps that appeared in the draft PDP were invalid, inaccurate or inappropriate in any way (as alleged by parties including myself who made submissions in this regard as part of FNDC's consultation of the draft PDP) these issues must be fully addressed and the maps</p>	Delete all references to Significant Natural Areas (SNA) from the PDP. If not adhered to then, include Significant Natural Area maps as an overlay in the PDP, but only after completing a thorough process of validating such maps including addressing any alleged invalidities, in accuracies or inappropriateness of any SNA maps intended to be used as part of SNA Overlay in the PDP.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					updated accordingly before being included as the SNA overlay in the PDP.	
LJ King Limited (S547)	S547.011	General	General / Plan Content / Miscellaneous	Support in part	The submitter considers that while the Council is required by the government to give effect to higher policy documents, in essence they are also supposed to represent the needs and wants of ratepayers and the community back up to government.	Amend the PDP to reflect the submission as follows: Stop telling your community what the government has said they have to do, and start fighting for your community. Otherwise, you are just puppets of the government, and not our representatives. Get out of the way of your community and let us achieve desirable outcomes the way we do it, not in a way dictated to us by a bunch of bureaucrats in Wellington who have probably never been here, experienced the way our community works, and certainly not walked on our land. Facilitate, don't force. Maybe then your community might actually start to value and respect you
LJ King Limited (S547)	S547.032	General	General / Plan Content / Miscellaneous	Oppose	The Planning Maps show the Rural Production Zone in some areas e.g. Awanui/wireless road, Kaitaia that are serviced by sewerage, footpaths, refuse collection etc. If this zoning continues, it will severely constrain future urban development, and this should be corrected by amending the Rural Production zone objectives, policies and rules to accommodate things other than rural production	Amend the Rural Production Zone objectives, policies and rules so that productive land is defined based on its ability to produce food but can accommodate things other than rural production or amend planning maps to remove Rural Production zoning from urban areas which are serviced with infrastructure
Lucklaw Farm Ltd (S551)	S551.005	General	General / Plan Content / Miscellaneous	Not Stated		Provide further information including methodology, technical reports and s32 evaluation evidence to support the ONC and HNC mapping in the PDP, specifically the mapping in relation to "ONC44" which does not extend onto the foreshore despite the RPS mapping showing more extensive ONC overlay on Puwheke

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						Beach. Lucklaw Farm reserves the right to provide further comment upon receipt of this further information.
Kiwi Fresh Orange Company Limited (S554)	S554.005	General	General / Plan Content / Miscellaneous	Oppose	The terms "Highly Productive Land", Productive Land (undefined) and Versatile Land are used interchangeably throughout the PDP and further consideration should be considered to the use of the terms to achieve consistency in application.	Amend the PDP to consistently refer to Highly Productive Land, rather than Productive Land or Versatile Land.
Kiwi Fresh Orange Company Limited (S554)	S554.046	General	General / Plan Content / Miscellaneous	Support	None given	The zoning rules as per Part 3 of the proposed District Plan apply to the site to support the requested Multi zone precinct
Kiwi Fresh Orange Company Limited (S554)	S554.047	General	General / Plan Content / Miscellaneous	Support	Not stated	The district wide rules as per Part 2 of the proposed District Plan apply to the site to support the multi zone precinct
Kiwi Fresh Orange Company Limited (S554)	S554.048	General	General / Plan Content / Miscellaneous	Support	<p>The Precinct has been developed to enable greenfields land to be zoned now to secure urban capacity for the growth of Kerikeri and Waipapa and to secure outcomes that will create a well-functioning and quality urban environment.</p> <p>The Precinct enables the land to be zoned for urban purposes now, thus providing sufficient urban development capacity for Kerikeri and Waipapa as well as providing an appropriate level of certainty to secure investment in the required infrastructure upgrades and extensions that will be required to facilitate the demand for growth in this location.</p> <p>The location of the Precinct provides a significant opportunity to provide for urban growth and achieve the affordability and variety of housing typology outcomes sought by the National Policy Statement - Urban Development 2020, whilst also providing for</p>	Insert "Brownlie Land Precinct" into the Proposed District Plan as per the objectives, policies and provisions provided with the submission and apply it to the site identified as 1828 and 1878 State Highway 10, Waipapa.

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					<p>a high-quality and well-functioning urban environment.</p> <p>Development of the Precinct needs to occur in stages to ensure there is appropriate infrastructure available at the various stages to service the development. An on-site wastewater solution is proposed to service the initial stages of development prior to connection to an extended reticulated network being available. Refer to the submission for full details of the requested precinct and associated zoning / rules</p>	
<p>Kiwi Fresh Orange Company Limited (S554)</p>	<p>S554.049</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support</p>	<p>The proposed Structure Plan area encompasses approximately 197ha of land to the northwest of Kerikeri Township extending west to State Highway 10 and Waipapa. The land is currently zoned Rural Production under the Operative Far North District Plan. The boundary of the Structure Plan area is well defined by the Kerikeri River on its north, eastern and western boundaries, with the Bay of Islands Golf Course to the South and State Highway 10 to the Southwest. The Kerikeri River is a significant natural element that contributes to the character of Kerikeri and the surrounding area. The River extends east past the historic Stone Store (the oldest surviving stone building in New Zealand) discharging out to the Bay of Islands.</p> <p>This Structure Plan provides the background and justification for The Brownlie Land Structure Plan proposed as part of Kiwi Fresh Orange Company Limited's submission on the Proposed District Plan. In particular, it draws upon detailed expert reports of various disciplines to inform a proposal to live urban zone The Brownlie Land Structure Plan area, providing housing and business development capacity while managing the effects of urban development, integrating with the existing built environment</p>	<p>Insert the Brownlie Structure Plan, along side the Precinct Plan into the Proposed District Plan as per the information provided in the submission</p>

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					<p>and protecting high-value natural environment.</p> <p>It is anticipated that the Structure Plan area will provide for approximately 1,500- 2,000 dwellings, providing a range of living options from a standalone house to town houses and low-rise apartments. The Structure Plan area will also contribute circa 54,500 m2 of GFA commercial space (including a hotel development) to service Kerikeri and Waipapa. It is also anticipated that a primary school and retirement village may be located within the Structure Plan area.</p> <p>Construction and development will occur in stages. Wastewater, water supply and transportation infrastructure availability will need to be delivered in integration with the delivery of development.</p> <p>Supporting expert reports submitted in support relate to Geotechnical, Survey, Soil investigation, preliminary site investigation, archaeology, ecology, hydrology, economic assessment, infrastructure servicing, landscape and transport in addition to a section 32 report.</p>	
<p>Kiwi Fresh Orange Company Limited (S554)</p>	<p>S554.051</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support</p>	<p>To give effect to the relief sought in this submission.</p>	<p>Amend as necessary any objectives, policies, rules, methods, maps, figures or other provisions of the PDP to give effect to the relief sought in this submission and the reasons given, including alternative zoning, overlay or precinct maps and provisions for the Submission Area as may be necessary or desirable.</p>
<p>Ian Diarmid Palmer (S556)</p>	<p>S556.002</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>The term 'site' is used approximately 1200 times in the text of the PDP including in relation to rules prescribing, for example how many residential units are allowed on a 'site' and the area required to be allocated on a 'site' for each residential unit.</p>	<p>Amend the word 'allotment' as used in SUB-S1 to 'site' and/or otherwise clarify that the areas listed in SUB-S1 are intended to be measures of 'site' areas.</p> <p>Alternatively many of the places in</p>

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					<p>However, the standard related to the minimum size of parcels of land (SUB-S1) is titled "Minimum allotment sizes" [emphasis added]. The term 'allotment' appears only 85 times in the PDP text.</p> <p>Given a 'site' (by the definition used) may be comprised of multiple 'titles' (as defined) and a 'title' may be comprised of multiple 'allotments' (as defined) the use of the word 'allotment' in SUB-S1 creates ambiguity and possibly unintended consequences. For example, a subdivision may be proposed of a 8 hectare 'site' into two 4 hectares 'sites' in seeming compliance with SUB-S1 for Rural Lifestyle Controlled subdivision. However, one of the two newly proposed 4 hectare 'sites' may evenly straddle a legal Road (e.g. an unformed Paper Road). LINZ will insist that the new title for this second new 'site' be comprised of two 'allotments' (of 2 hectares each) which will be drawn as such on the Land Transfer and subsequent Deposited Plan. This however could be seen as not then meeting the 4 hectare threshold per SUB-S1.</p>	the PDP where the word 'site' is used should be changed to use the word 'allotment'.
Te Rūnanga o Ngāti Rēhia (S559)	S559.003	General	General / Plan Content / Miscellaneous	Support in part	How TW-P2 is intended to be used needs to be reflected appropriately in every other section of the PDP. Currently, the draft plan does not reflect this policy.	Amend every other section of the PDP to give more direction to those working under the plan to provide for kaitiakitanga by hapū as directed by TW-P2.
Te Rūnanga o Ngāti Rēhia (S559)	S559.004	General	General / Plan Content / Miscellaneous	Support in part	TW-P3 needs to be strengthened in the heritage and culture values section of the plan, especially in sites of significance to Māori.	Amend the heritage and cultural values chapters of the PDP to give a stronger effect to TW-P3 through inserting clauses that stipulate that only tangata whenua can determine if something is likely to have an adverse effect on a site of significance to Māori or their relationship to a site of significance to Māori and requiring a cultural impact assessment in both

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						situations.
Te Rūnanga o Ngāti Rēhia (S559)	S559.005	General	General / Plan Content / Miscellaneous	Support in part	The application of TW-P3 needs to be strengthened in the PDP chapters.	Amend the Subdivision chapter to insert clauses that stipulate that only tangata whenua can determine if something is likely to have an adverse effect on a site of significance to Māori or their relationship to a site of significance to Māori and requiring a cultural impact assessment in both situations in relation to adverse effects on sites of significance, ancestral lands, water, sites, wāhi tapu and other taonga (inferred).
Te Rūnanga o Ngāti Rēhia (S559)	S559.006	General	General / Plan Content / Miscellaneous	Support in part	There are climate change mitigation and adaptation responses relevant to district planning that could be set out now. We support the greater use of mixed-use zones and enabling greater density in urban centres.	Retain the extent of the Mixed Use zoning subject to appropriate requirements for water resilience and minimising risk from natural hazards (inferred).
Te Rūnanga o Ngāti Rēhia (S559)	S559.007	General	General / Plan Content / Miscellaneous	Oppose	Ngāti Rēhia would like to see climate change incorporated into the strategic direction.	Insert provisions on climate change into the PDP strategic direction and include a clear statement on how communities will be enabled to respond appropriately and to be resilient to climate change.
Te Rūnanga o Ngāti Rēhia (S559)	S559.009	General	General / Plan Content / Miscellaneous	Support in part	Although council does not need to consider greenhouse gas emissions currently, our whenua should be enabled to utilise our native and exotic forestry (that we have left on our property) to offset any emissions or trade them.	Amend to enable Ngāti Rēhia whenua are able to utilise native and exotic forestry on their properties to offset any emissions or trade them.
Te Rūnanga o Ngāti Rēhia (S559)	S559.010	General	General / Plan Content / Miscellaneous	Support in part	Water resilience is of great concern for Ngāti Rēhia, after the last draught and the impacts that had on available water supply, especially those that rely on surface water.	Insert provisions for water supply and resilience into the strategic direction chapter (inferred).

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Te Rūnanga o Ngāti Rēhia (S559)	S559.011	General	General / Plan Content / Miscellaneous	Support in part	Ngāti Rēhia are the kaitiaki of the water resources within our rohe.	Insert an objective into the PDP that focuses on the relationship of tangata whenua to their ancestral waterways and the maintenance of that relationship.
Te Rūnanga o Ngāti Rēhia (S559)	S559.012	General	General / Plan Content / Miscellaneous	Support in part	Our whenua is rural and, in most cases, lack a water supply network. With the growth of Kerikeri and its surrounding area, more demand is being put on our groundwater systems and in our coastal areas these systems are sensitive to extraction (saltwater intrusion).	Amend so that high intensity development is not enabled unless serviced by a supply network or adequate on-site storage is provided to cater for extended dry spells droughts.
Te Rūnanga o Ngāti Rēhia (S559)	S559.013	General	General / Plan Content / Miscellaneous	Support in part	The amendment is to ensure recharge is maintained.	Insert a policy into the PDP which requires low impact stormwater design for new development.
Te Rūnanga o Ngāti Rēhia (S559)	S559.027	General	General / Plan Content / Miscellaneous	Support	Many of our Māori land blocks and marae are coastal or in low lying areas (Takou, Tapuaetahi, Te Tii) impacted by the new coastal hazard zones. The impacts of strict rules could have major consequences on our ability to live on our whenua and generate wealth.	Amend to align with submission #407 by Tapuaetahi Incorporation regarding the natural hazards and coastal environment chapters (inferred).
Te Rūnanga o Ngāti Rēhia (S559)	S559.033	General	General / Plan Content / Miscellaneous	Support	We support the creation of zones for horticulture use and processing and the rationale being to protect the productive capacity of areas around Kerikeri and Waipapa, especially given soil quality and water supply available to support such use.	Retain the Horticulture Zone as notified (inferred).
Te Rūnanga o Ngāti Rēhia (S559)	S559.036	General	General / Plan Content / Miscellaneous	Support in part	Traffic management reports should not be required for marae development as they are the same as they always have been and will continue to be into the future.	Insert rule which exempts marae development from providing a traffic management report (inferred).
Te Rūnanga o Ngāti Rēhia (S559)	S559.040	General	General / Plan Content / Miscellaneous	Support in part	The proposed amendment will support objective TW-O4.	Amend Public Access provisions to transfer applicable esplanade strips to hapū (inferred).

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Te Rūnanga o Ngāti Rēhia (S559)	S559.044	General	General / Plan Content / Miscellaneous	Support	N/A	Retain Kauri Cliffs Special Purpose Zone as notified.
Te Rūnanga o Ngāti Rēhia (S559)	S559.048	General	General / Plan Content / Miscellaneous	Support in part	Our whenua is rural and, in most cases, lack a water supply network. With the growth of Kerikeri and its surrounding area, more demand is being put on our groundwater systems and in our coastal areas these systems are sensitive to extraction (saltwater intrusion).	Amend so that high intensity development is not enabled unless serviced by a supply network or adequate on-site storage is provided to cater for extended dry spells droughts.
Te Rūnanga o Ngāti Rēhia (S559)	S559.049	General	General / Plan Content / Miscellaneous	Support in part	Our whenua is rural and, in most cases, lack a water supply network. With the growth of Kerikeri and its surrounding area, more demand is being put on our groundwater systems and in our coastal areas these systems are sensitive to extraction (saltwater intrusion).	Amend so that high intensity development is not enabled unless serviced by a supply network or adequate on-site storage is provided to cater for extended dry spells droughts.
Jane E Johnston (S560)	S560.002	General	General / Plan Content / Miscellaneous	Oppose	The parking requirements under TRAN-Table 1 are excessive and counter to the policies and objectives for sustainable transport networks, and the promotion of alternative modes of transport (to private car use).	Seeks alternative method to rules in the PDP of encouraging public transport use by advocating other divisions within Council notify requirements (to designate) public transport hubs, and associated facilities along key routes to enable public transport use and alternative modes of transport.
Kāinga Ora Homes and Communities (S561)	S561.003	General	General / Plan Content / Miscellaneous	Not Stated	The FNPDP currently does not include any reference to consideration of Notification. Kāinga Ora seeks the avoidance of unnecessary public notification of applications for resource consent. The reasons for this are threefold: a. Housing developments can be assessed against the residential outcomes stated within a District Plan without the need for wider public input. b. There is an urgent need to speed up the delivery of housing in the right places, supported by infrastructure and urban	Insert the following section in the 'How the Plan Works' section of the FNPDP or alternatively similar wording within each section of the Plan in reference to the Restricted Discretionary activities listed in the section. Alternatively this could be included in each chapter of the Proposed District Plan to assist with clarification. Notification: (1) Any application for resource consent for Restricted

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>amenities and services. Resource consent notification processes can significantly delay delivery the delivery of new housing.</p> <p>c. Any effects generated by housing development are well understood and there is sufficient best practice to mitigate any adverse effects through a non-notified process.</p>	<p>Discretionary activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:(2) Any application for resource consent for an activity listed as Discretionary or Non-complying will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.</p>
<p>Karen B Wilkinson (S566)</p>	<p>S566.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Neutral</p>	<p>FNDC management's choices to ban and restrict dog owners for two decades indicates that they have not considered the unintended consequences of their actions. Those consequences include:</p> <ul style="list-style-type: none"> - negative economic impacts on our rohe in terms of housing and worker availability, - humanitarian and mental health crises with people having to relinquish pets, - animal rescue services and pounds being overwhelmed with dogs, and financially stressed - animal rescue services being unable to find land which is suitably zoned for them to base their operations, - fewer children living in homes which have dogs, which means they will increase their risk of harm from dogs because they will not learn how to care for, respect, and control 	<p>Amend PDP to address relief sought in the 'Bay of Islands Watchdog' submission (354).</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>their dogs,</p> <ul style="list-style-type: none"> - increase in the number of dogs being dumped in the bush due to lack of available rentals, which has a potentially serious impact on native wildlife, - negative impact on real estate agents and developers, by reducing their potential buyer/tenant markets, even when they offer FNDC multiple means by which potential owners could control dogs effectively in high density kiwi areas (e.g. fencing, registration, micro-chipping, and de-sexing requirements), - reduction in tourism from family members who own dogs deciding not to travel North, as their parents live in areas where their dogs are not allowed, - reduction in tourism from dog-owners who are sight-seeing, as Northland's reputation for anti-dog attitudes grows, - less positive view of our district as a retirement area, - legal implications for FNDC should the community decide to challenge these restrictions/bans, - further decrease in (already fragile) trust between FNDC management and around half the community, who own dogs, - decrease in trust between dog owners and DOC, which in turn makes us wary of their advice about dogs and wildlife, - lessened participation in local democracies, as residents give up trying to engage with a council they believe is just not listening, - creation of a false and destructive division between environmentalists and bird lovers, versus dog lovers, in our local communities which did not previously exist (we are all animal lovers), and - increasing anger from dog lovers about kiwi release programmes, which are seen as impinging on our right to live in more and more townships. 	

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
<p>Te Kawariki me Te Wānanga o Te Rangi Aniwaniwa (S573)</p>	<p>S573.001</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Not Stated</p>	<p>All Iwi involved with Te Kahu o Taonui criticise the FNDC for breaching the statutory consultation obligations under Schedule 1, clause 3(d) of the RMA by not properly consulting over its development of the annual plan.</p> <p>That the Maori Ward councillors work alongside Iwi, Hapu and Ropu Maori within FNDC boundaries to develop a Mana Whakahono a Rohe Agreement that strengthens the rangatiratanga and influence of Twi and HapO in local government and the management of te taiao as outlined in section 33 of Resource Management Act .</p> <p>That Iwi/ HapO plans sit parallel alongside FNDC Annual plans in 2023 onwards.</p> <p>That the task of FNDC is to stop the alienation of remaining Maori lands , abandoned Maori lands.</p> <p>That all SNAs be removed from the FNDC annual plan.</p> <p>That the Maori Ward Councillors broker, link and network with many agencies to bring about necessary improvement works for Iwi (as listed p41) , hapu and Maori Social Service agencies.</p> <p>That the Maori Ward Councillors consult with Iwi, Hapu and Ropu Maori within FNDC to confirm 4 takiwa for Maori ward councillors to manaaki/ mahi tahi in dealings with the FNDC.</p> <p>That the Maori Ward Councillors engage with Maori in four designated takiwa in a 8 months trial period, before final consultation Matariki 2023.</p> <p>That 200 homes be built in the next 3 years for struggling whanau .</p> <p>That all marae as public event centres have 500m tar seal either side of the marae .</p> <p>That Councillors seek funding to train tertiary students to develop resource consents for the FNDC.</p>	<p>Delete all Significant Natural Areas from the Plan (inferred)</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					That Maori and local contractors be given opportunities to submit tenders for Council projects.	
<p>Te Kawariki me Te Wānanga o Te Rangi Aniwaniwa (S573)</p>	S573.003	General	General / Plan Content / Miscellaneous	Not Stated	<p>All Iwi involved with Te Kahu o Taonui criticise the FNDC for breaching the statutory consultation obligations under Schedule 1, clause 3(d) of the RMA by not properly consulting over its development of the annual plan.</p> <p>That the Maori Ward councillors work alongside Iwi, Hapu and Ropu Maori within FNDC boundaries to develop a Mana Whakahono a Rohe Agreement that strengthens the rangatiratanga and influence of Twi and HapO in local government and the management of te taiao as outlined in section 33 of Resource Management Act .</p> <p>That Iwi/ HapO plans sit parallel alongside FNDC Annual plans in 2023 onwards.</p> <p>That the task of FNDC is to stop the alienation of remaining Maori lands , abandoned Maori lands.</p> <p>That all SNAs be removed from the FNDC annual plan.</p> <p>That the Maori Ward Councillors broker, link and network with many agencies to bring about necessary improvement works for Iwi (as listed p41) , hapu and Maori Social Service agencies.</p> <p>That the Maori Ward Councillors consult with Iwi, Hapu and Ropu Maori within FNDC to confirm 4 takiwa for Maori ward councillors to manaaki/ mahi tahi in dealings with the FNDC.</p> <p>That the Maori Ward Councillors engage with Maori in four designated takiwa in a 8 months trial period, before final consultation Matariki 2023.</p> <p>That 200 homes be built in the next 3 years for struggling whanau .</p> <p>That all marae as public event centres have 500m tar seal either side of the marae .</p>	Amend the Plan where possible to align with the outcomes sought to the Annual Plan (inferred).

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					That Councillors seek funding to train tertiary students to develop resource consents for the FNDC. That Maori and local contractors be given opportunities to submit tenders for Council projects.	
Te Kawariki me Te Wānanga o Te Rangi Aniwaniwa (S573)	S573.004	General	General / Plan Content / Miscellaneous	Not Stated	Page 1 How to practice nga uara and tumanako within FNDC culture without impacting on ratepayer budgets? P41- Great to see He Whakaputanga acknowledged in the report.	Amend the Plan to better reflect and incorporate: <ul style="list-style-type: none"> • nga uara and tumanako, and a greater desire to have regard for the wellness of one another, and • the Declaration of the Independence of New Zealand (inferred)
Kuia, kaumātua and whānau of Moringai Whānau (S575)	S575.001	General	General / Plan Content / Miscellaneous	Support	The joint ruling of the Far North District Council and the Northland Regional Council 2003 vested Lots 23 and 24 (1 and 3 Wharo Place) in FNDC as a Local Purpose (Historic) Reserve. Melville Holdings appealed the ruling despite having a number of approved lots. Melville Holdings requested Clough & Associates to provide an archaeological evidence report . Clough Associates recommended in 2004 that "tangata whenua should be consulted regarding the Maori values of this area". In 2008 Te Runanga o Te Rarawa and the hapu were not part of the Environment Court Appeal, nor consulted, nor advised of the Environment Court's appeal decision that changed the status of the whenua from Historic Reserve to freehold title . The FNDC has failed to honour Ngā Hapū o Te Rarawa ki Ahipara, its Tiriti partner Te	Amend the status of Lots 23 and 24 DP 381292 (3 and 1 Wharo Place, Ahipara) (inferred)

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>Runanga o Te Rarawa and local ratepayers in favour of wealthy land developers. The extensive recommendations in 2003 joint ERC/FNDC ruling and the 2008 Environment Court ruling, 12-13 pages of rulings in each report do not include hapū, mana whenua nōr Iwi recommendations; Oral and historical evidence of Moringai exist in the papakainga of Ahipara and neighbouring whānau and communities but have not been called upon;</p> <p>Request:</p> <ol style="list-style-type: none"> 1) FNDC & NRC to take joint responsibility for alienation of 1 Wharo Rd, Ahipara in their absolute failure to engage with hapu and Iwi despite Clough and Associates recommendation to do so in 2004; 2) Redesignation of 1 & 3 Wharo Road as historic reserves. 3) FNDC & NRC to compensate current land owner who seeks to vacate the land. 4) Hapu of Ahipara to manage the redesignated historic reserves. 5) FNDC make apology about cutting pohutukawa tree. 	
<p>Kuia, kaumātua and whānau of Moringai Whānau (S575)</p>	<p>S575.002</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support</p>	<p>The joint ruling of the Far North District Council and the Northland Regional Council 2003 vested Lots 23 and 24 (1 and 3 Wharo Place) in FNDC as a Local Purpose (Historic) Reserve.</p> <p>Melville Holdings appealed the ruling despite having a number of approved lots. Melville Holdings requested Clough & Associates to provide an archaeological evidence report . Clough Associates recommended in 2004 that "tangata whenua should be consulted regarding the Maori values of this area".</p> <p>In 2008 Te Runanga o Te Rarawa and the hapu were not part of the Environment Court Appeal, nor consulted, nor advised of the Environment Court's appeal decision that</p>	<p>Amend the status of Lots 23 and 24 DP 381292 (3 and 1 Wharo Place, Ahipara) (inferred)</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>changed the status of the whenua from Historic Reserve to freehold title . The FNDC has failed to honour Ngā Hapū o Te Rarawa ki Ahipara, its Tiriti partner Te Runanga o Te Rarawa and local ratepayers in favour of wealthy land developers. The extensive recommendations in 2003 joint ERC/FNDC ruling and the 2008 Environment Court ruling, 12-13 pages of rulings in each report do not include hapū, mana whenua nōr Iwi recommendations; Oral and historical evidence of Moringai exist in the papakainga of Ahipara and neighbouring whānau and communities but have not been called upon; Request: 1) FNDC & NRC to take joint responsibility for alienation of 1 Wharo Rd, Ahipara in their absolute failure to engage with hapu and Iwi despite Clough and Associates recommendation to do so in 2004; 2) Redesignation of 1 & 3 Wharo Road as historic reserves. 3) FNDC & NRC to compensate current land owner who seeks to vacate the land. 4) Hapu of Ahipara to manage the redesignated historic reserves. 5) FNDC make apology about cutting pohutukawa tree.</p>	
Moringai Whānau (S577)	S577.002	General	General / Plan Content / Miscellaneous	Support	<p>The submitter makes the following submission regarding the Whenua Moringai/Moringaehē- Ahipara. Lot 1, Deposited Plan 381292 as follows: Tena koutou e te whanau . Ko James Taniere toku ingoa September 2021 I arrived back to my grandmother's land of Ahipara. I am a direct descendant of the Heiwari line , one of the very first whānau in Ahipara . My connection to this whenua is not simply being a kaitiaki of the whenua and the rākau pohutukawa , but also being a protector of all manuhiri</p>	Amend the plan so that FNDC and NRC take responsibility for their failure to protect hapu in the alienation of Moringai from Melville Holdings at the Environment Court in 2008 which changed a historic reserve to freehold title (inferred).

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>(visitors) to tell the right story of Moringai - a story handed down by our tupuna . Toakai lay at this site during his tangihanga. Since 2nd October, 2021 Moringai has welcomed many manuhiri from throughout the motu and the world. Some coming from as far as Zimbabwe. Moringai has given manaaki to anyone who came to hear our story. .</p> <p>Moringai has hosted many Kura, Kohanga, Kaumātua, kuia, locals, who have a special connection to the whenua whether it is through whakapapa, waiata, karakia or being present on the land. Our tamariki is the reason why our whenua and our rākau tupuna should be returned . Ahiparapara is the heart of our people, we don't do computers to tell a story, we wānanga instead.</p>	
<p>Moringai Whānau (S577)</p>	<p>S577.003</p>	<p>General</p>	<p>General / Plan Content / Miscellaneous</p>	<p>Support</p>	<p>The submitter makes the following submission regarding the Whenua Moringai/Moringaehe- Ahipara. Lot 1, Deposited Plan 381292 as follows: Tena koutou e te whanau . Ko James Taniere toku ingoa September 2021 I arrived back to my grandmother's land of Ahipara. I am a direct descendant of the Heiwari line , one of the very first whānau in Ahipara . My connection to this whenua is not simply being a kaitiaki of the whenua and the rākau pohutukawa , but also being a protector of all manuhiri (visitors) to tell the right story of Moringai - a story handed down by our tupuna . Toakai lay at this site during his tangihanga. Since 2nd October, 2021 Moringai has welcomed many manuhiri from throughout the motu and the world. Some coming from as far as Zimbabwe. Moringai has given manaaki to anyone who came to hear our story. .</p> <p>Moringai has hosted many Kura, Kohanga,</p>	<p>Amend the plan so that FNDC and NRC reimburse the current landowner and revert Moringai to a historic reserve (inferred).</p>

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Kaumātua, kuia, locals, who have a special connection to the whenua whether it is through whakapapa, waiata, karakia or being present on the land. Our tamariki is the reason why our whenua and our rākau tupuna should be returned . Ahiparapara is the heart of our people, we don't do computers to tell a story, we wānanga instead.	
Far North District Council (S368)	S368.046	Contents	Contents	Support in part	Reference to 'contaminated land' in the Contents needs to be removed as it is not a chapter in the PDP	Delete the reference to 'contaminated land' in the contents chapter of the PDP
Te Runanga o Ngai Takoto Trust (S390)	S390.004	Purpose	Purpose	Support in part	The submitter considers that as a Treaty partner, Te Rūnanga o NgaiTakoto (inferred) is a strategic partner and should be considered as a priority within Council's strategic relationship matrix.	Insert provisions in the PDP in relation to Māori land parcels (inferred) that straddle Council boundaries to harmonise with district plans of neighbouring authorities by creating special zones or precincts across boundaries or delegations of powers by Councils.
Te Runanga o Ngai Takoto Trust (S390)	S390.005	Purpose	Purpose	Oppose	The submitter considers that the Purpose section states that the PDP helps Council achieve the outcomes of FN2100, but then makes no other reference to supporting tāngata whenua as kaitiaki. FN2100 refers to "building high trust collaborative relationship with iwi and hapū who have aspirations to protect indigenous flora and fauna. However, the PDP takes a purely regulatory approach, to the exclusion of non-regulatory methods.	Amend the PDP to implement FN2100 by indicating support for kaitiaki through non-regulatory methods, including financial support and involving tāngata whenua in decision-making around protection of flora and fauna.
Te Runanga o Ngai Takoto Trust (S390)	S390.036	Purpose	Purpose	Support in part	The submitter considers that to assist Council to fulfill its Te Tiriti o Waitangi obligations and tāngata whenua-based outcomes within the Proposed District Plan (PDP) and identified in the Far North 2100 plan, Te Rūnanga-Ā-Iwi O Ngāpuhi would support Council to develop and maintain formal effective and enduring relationships with iwi and hapū.	Amend the proposed to enable the formal development and maintenance of relationships with iwi and hapū.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Runanga o Ngai Takoto Trust (S390)	S390.037	Purpose	Purpose	Oppose	The submitter supports "building high trust collaborative relationships with iwi and hapū who have aspirations to protect indigenous flora and fauna. This aims to support tāngata whenua as kaitiaki and their inherent right as mana whenua to protect flora and fauna." However, there is no other reference, implementation or method to support tāngata whenua as kaitiaki to protect their natural resources that include flora and fauna. Instead, it takes a purely regulatory approach, to the exclusion of non-regulatory methods.	Amend the plan to provide for non-regulatory methods that support iwi and hapū as kaitiaki which includes but is not limited to, financial resourcing and decision-making ability.
Te Runanga o Ngai Takoto Trust (S390)	S390.038	Purpose	Purpose	Oppose	The submitter opposes the use of the 'He Whenua Rangatira', as used in FN2100 and referred to in the PDP and seeks clarity as to the reasoning behind Council's choice to use a Māori name for its 80 year long plan yet demonstrates little regard to rangatiratanga o ngā iwi me ngā hapū o tēnei whenua.	Amend the proposed plan to remove He Whenua Rangatira as used in the plan and reference to FN2100.
Te Rūnanga o Whaingaroa (S486)	S486.046	Purpose	Purpose	Support in part	As a Treaty partner, Te Rūnanga o Whaingaroa is a strategic partner and should be considered as a priority within Council's strategic relationship matrix.	Amend the Plan to develop an effective functional relationship between Council and Rūnanga o Whaingaroa to facilitate Council's Te Tiriti o Waitangi/Treaty of Waitangi partnership obligations within the PDP and FN2100
Te Rūnanga o Whaingaroa (S486)	S486.047	Purpose	Purpose	Oppose	FN2100 refers to "building high trust collaborative relationship with iwi and hapū who have aspirations to protect indigenous flora and fauna. This aims to support tāngata whenua as kaitiaki and their right to protect flora and fauna." The Purpose section states that the PDP helps Council achieve the outcomes of FN2100, but the PDP makes no other reference to supporting tāngata whenua as kaitiaki to protect flora and fauna. Instead, it takes a purely regulatory approach, to the exclusion of non-regulatory methods. The PDP should be amended as indicated.	Amend the PDP to implement FN2100 by indicating support for kaitiaki through non-regulatory methods, including financial support and involving tāngata whenua in decision-making around protection of flora and fauna.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Rūnanga o Whaingaroa (S486)	S486.049	Purpose	Purpose	Support in part	To assist Council in fulfilling its Te Tiriti o Waitangi obligations and tāngata whenua-based outcomes within the Proposed District Plan (PDP) and identified in the Far North 2100 plan, Te Rūnanga o Whaingaroa would support Council to develop and maintain formal effective and enduring relationships with iwi and hapū.	Amend to enable the formal development and maintenance of relationships with iwi and hapū
Te Rūnanga o Whaingaroa (S486)	S486.050	Purpose	Purpose	Oppose	Te Rūnanga o Whaingaroa supports "building high trust collaborative relationships with iwi and hapū who have aspirations to protect indigenous flora and fauna. This aims to support tāngata whenua as kaitiaki and their inherent right as mana whenua to protect flora and fauna." However, there is no other reference, implementation or method to support tāngata whenua as kaitiaki to protect their natural resources that include flora and fauna. Instead, it takes a purely regulatory approach, to the exclusion of non-regulatory methods.	Amend to implement non-regulatory methods that support iwi and hapū as kaitiaki that includes but not limited to, financial resourcing and decision-making ability.
Te Rūnanga o Whaingaroa (S486)	S486.051	Purpose	Purpose	Oppose	Te Rūnanga o Whaingaroa would like the name 'He Whenua Rangatira' removed. We seek clarity as to the reasoning behind Council's choice to use a Māori name for its 80 year long plan yet demonstrates little regard to rangatiratanga o ngā iwi me ngā hapū o tēnei whenua.	Remove the Māori name 'He Whenua Rangatira'
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.005	Purpose	Purpose	Support in part	The submitter considers that as a Treaty partner, Te Rūnanga-Ā-Iwi O Ngāpuhi is a strategic partner and should be considered as a priority within Council's strategic relationship matrix.	Council to develop an effective functional relationship with Te Rūnanga-Ā-Iwi O Ngāpuhi in order to facilitate its Te Tiriti o Waitangi / Treaty of Waitangi partnership obligations within the PDP and FN2100
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.006	Purpose	Purpose	Oppose	The submitter considers that the Purpose section states that the PDP helps Council achieve the outcomes of FN2100, but then makes no other reference to supporting tāngata whenua as kaitiaki. FN2100 refers to	Amend the PDP to implement FN2100 by indicating support for kaitiaki through non-regulatory methods, including financial support and involving tāngata whenua in

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					"building high trust collaborative relationship with iwi and hapū who have aspirations to protect indigenous flora and fauna. However, the PDP takes a purely regulatory approach, to the exclusion of non-regulatory methods.	decision-making around protection of flora and fauna.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.037	Purpose	Purpose	Support in part	The submitter considers that to assist Council to fulfill its Te Tiriti o Waitangi obligations and tāngata whenua-based outcomes within the Proposed District Plan (PDP) and identified in the Far North 2100 plan, Te Rūnanga-Ā-Iwi O Ngāpuhi would support Council to develop and maintain formal effective and enduring relationships with iwi and hapū.	Amend the proposed to enable the formal development and maintenance of relationships with iwi and hapū.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.038	Purpose	Purpose	Oppose	The submitter supports "building high trust collaborative relationships with iwi and hapū who have aspirations to protect indigenous flora and fauna. This aims to support tāngata whenua as kaitiaki and their inherent right as mana whenua to protect flora and fauna." However, there is no other reference, implementation or method to support tāngata whenua as kaitiaki to protect their natural resources that include flora and fauna. Instead, it takes a purely regulatory approach, to the exclusion of non-regulatory methods.	Amend the plan to provide for non-regulatory methods that support iwi and hapū as kaitiaki which includes but is not limited to, financial resourcing and decision-making ability.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.039	Purpose	Purpose	Oppose	The submitter opposes the use of the 'He Whenua Rangatira', as used in FN2100 and referred to the the PDP and seeks clarity as to the reasoning behind Councils choice to use a Māori name for its 80 year long plan yet demonstrates little regard to rangatiratanga o ngā iwi me ngā hapū o tēnei whenua.	Amend the proposed plan to remove He Whenua Rangatira as used in the plan and reference to FN2100.
Te Kawariki me Te Wānanga o Te Rangi Aniwaniwa (S573)	S573.006	Description of the district	Description of the District	Not Stated	FAR NORTH DISTRICT (2018 CENSUS) - Number of People - 65,250 Number of Maori 31,503 NZ Stats higher than 50% (refer to submission for numbers by area)	Retain the following statement/fourth paragraph (inferred) - The ethnic composition of the Far North District has some notable differences when compared to New Zealand as a whole. It has

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						significantly more people who identify as Māori, and less who identify as belonging to European, Pacific peoples and Asian ethnic groups[2] . In some small areas, like Moerewa and Kaikohe, the proportion is much higher at around 65%.
Neil Construction Limited (S349)	S349.002	Description of the district	Significant Resource Management Issues	Oppose	A better outcome for the submitters land is to utilise the land more efficiently for rural residential use, adding much needed housing to Kerikeri in a way that does not impose any burden on the community in terms of providing or funding infrastructure.	Delete or amend 'significant resource management issue' in Part 1 of the PDP to signal the need to make further provision for additional rural residential capacity
Te Runanga o Ngai Takoto Trust (S390)	S390.040	Description of the district	Significant Resource Management Issue 1	Oppose	The submitter opposes the use of the term 'Partnerships' and considers that it is not a resource management issue they have identified.	Amend Significant Resource Management Issue 1 by replacing the word 'partnership' with the word 'relationship'.
Te Runanga o Ngai Takoto Trust (S390)	S390.041	Description of the district	Significant Resource Management Issue 1	Oppose	The submitter opposes the focus on legislation in SRMI 1, and that Māori land tenure and Māori land development issues are cited as the reason why Council has had difficulty in building strong relationships with iwi and hapū. Instead, submitter believes political unwillingness and the lack of understanding, recognition and the application given to Te Tiriti o Waitangi and He Whakaputanga are the major concerns.	Amend SRMI 1 to identify issues Council has, forming relationships with iwi and hapū.
Te Rūnanga o Whaingaroa (S486)	S486.053	Description of the district	Significant Resource Management Issue 1	Oppose	Partnerships is not a resource management issue identified by Te Rūnanga o Whaingaroa.	Amend and replace Partnerships with the word Relationships
Te Rūnanga o Whaingaroa (S486)	S486.054	Description of the district	Significant Resource Management Issue 1	Oppose	Te Rūnanga o Whaingaroa objects that Council has focused on legislation, Māori land tenure and Māori land development issues as to the reason why Council has had difficulty in building strong relationships with iwi and hapū. Instead, we believe political unwillingness and the lack of understanding, recognition and the application given to Te Tiriti o Waitangi and He Whakaputanga are the major concerns.	Amend to identify issues Council has, forming relationships with iwi and hapū

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.041	Description of the district	Significant Resource Management Issue 1	Oppose	The submitter opposes the use of the term 'Partnerships' and considers that it is not a resource management issue they have identified.	Amend Significant Resource Management Issue 1 by replacing the word 'partnership' with the word 'relationship'.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.042	Description of the district	Significant Resource Management Issue 1	Oppose	The submitter opposes the focus on legislation in SRMI 1, and that Māori land tenure and Māori land development issues are cited as the reason why Council has had difficulty in building strong relationships with iwi and hapū. Instead, we believe political unwillingness and the lack of understanding, recognition and the application given to Te Tiriti o Waitangi and He Whakaputanga are the major concerns.	Amend SRMI 1 to identify issues Council has, forming relationships with iwi and hapū.
Northland Federated Farmers of New Zealand (S421)	S421.002	Description of the district	Significant Resource Management Issue 2	Oppose	<p>While supporting the inclusion of a significant resource management issue addressing the rural environment, Federated Farmers does not support the issue as it is currently drafted.</p> <p>While rural sustainability is a valid resource management issue, it needs to be approached from a holistic perspective and not only focus on the adverse effects that can result from some land use activities in the rural environment.</p> <p>Rural sustainability must include the protection of the existing land use activities such as primary production which have been present and operating in the rural environment for many years, if not decades. Primary production makes a substantial contribution to New Zealand's economy across national, regional and district levels. The current wording of the issue is clumsy and is not easy to understand. The issue needs to be amended so that it is clear what the issue is and what is trying to be achieved.</p>	Amend Issue 2 Rural sustainability as follows: The Rural Environment contains a number of There are competing demands for a range of land use activities in the Rural Environment. A The previous permissive planning framework has resulted led, in some areas, to in incompatible land uses, land fragmentation and significant adverse effects on rural character, amenity and indigenous biodiversity. It Some cases, highly productive land (which includes including versatile soils) have been used in such a way that compromises the future viability of primary production activities, such as horticulture and agriculture has

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						<p>been compromised. and These uses have also inappropriately used existing infrastructure and services. The current Rural Production Zone has applied a single set of provisions to the majority of the District, which This approach does has not addressed the specific issues faced by in the different rural areas and their communities. It is also important that the District Plan clearly reflects that rural settlements differ in their ability to access the infrastructure and services available in urban centres.</p>
<p>Northland Regional Council (S359)</p>	<p>S359.006</p>	<p>Description of the district</p>	<p>Significant Resource Management Issue 3</p>	<p>Support in part</p>	<p>Request greater emphasis on response to climate change. There are climate change mitigation and adaptation responses relevant to district planning that could be set out now. Support the greater use of mixed-use zones and enabling greater density in urban centres subject to appropriate requirements for water resilience and minimising risk from natural hazards. While councils are not yet required to consider greenhouse gas emissions and climate change in their planning, these are matters that will be required to be addressed within the expected lifespan of the plan.</p>	<p>Insert strategic direction in the Plan on climate change, including: 1. A clear statement on how the district plan enables the district's communities to respond to climate change (e.g. an objective could be framed along the lines of "Far North District communities are prepared for the impacts of climate change and an equitable transition to a low emission economy", and policies could include: "Provide for development patterns that are resilient to climate change impacts" and "Support the inclusion of design</p>

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						features that take into account the impacts of climate change and the need to transition to a low-carbon economy in proposals for land use, subdivision and development"). 2. Signal that zoning, overlays and controls on subdivision, use and development are used to minimise risk from natural hazards, protect high value resources that enable climate change responses or are particularly vulnerable to predicted impacts (such as indigenous biodiversity, elite soils and renewable energy generation). They also promote development patterns and land uses and associated transport / infrastructure that enable emissions reduction (such as mixed-use zoning, higher residential density in serviced areas, renewable energy generation and special purpose zoning such as horticulture).
Te Waka Pupuri Putea Trust (S477)	S477.004	Description of the district	Significant Resource Management Issue 3	Not Stated	As Kaitiaki, we are and have been acutely aware of the degradation of Papatuanuku (Earth mother) and all living things between her and Ranginui (Sky Father) and the unavoidable consequences that can be generally categorised as Climate Change issues since pre-colonial times until present.	Amend the Plan as required to be forward-thinking regarding climate-related issues as the geography of our rohe makes us more susceptible to these issues and their potentially dire consequences
Te Waka Pupuri Putea Trust (S477)	S477.005	Description of the district	Significant Resource Management Issue 4	Not Stated	As Kaitiaki, we are and have been acutely aware of the degradation of Papatuanuku (Earth mother) and all living things between her and Ranginui (Sky Father) and the unavoidable consequences that can be generally categorised as Climate Change issues since pre-colonial times until present.	Amend the Plan as required to be forward-thinking regarding climate-related issues as the geography of our rohe makes us more susceptible to these issues and their potentially dire consequences
Te Waka Pupuri Putea Trust (S477)	S477.006	Description of the district	Significant Resource	Not Stated	As Kaitiaki, we are and have been acutely aware of the degradation of Papatuanuku (Earth mother) and all living things between	Amend the Plan as required to be forward-thinking regarding climate-related issues as the geography of

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			Management Issue 6		her and Ranginui (Sky Father) and the unavoidable consequences that can be generally categorised as Climate Change issues since pre-colonial times until present.	our rohe makes us more susceptible to these issues and their potentially dire consequences
Te Waka Pupuri Putea Trust (S477)	S477.007	Description of the district	Significant Resource Management Issue 9	Not Stated	As Kaitiaki, we are and have been acutely aware of the degradation of Papatuanuku (Earth mother) and all living things between her and Ranginui (Sky Father) and the unavoidable consequences that can be generally categorised as Climate Change issues since pre-colonial times until present.	Amend the Plan as required to be forward-thinking regarding climate-related issues as the geography of our rohe makes us more susceptible to these issues and their potentially dire consequences
Haititaimarangi Marae Kaitiaki Trust (S394)	S394.001	Statutory context	Te Treaty of Waitangi (Te Tiriti o Waitangi) and the RMA	Oppose	The third paragraph is inaccurate. Council has not worked in partnership with Haititaimarangi Marae in developing the Proposed Plan. Article 2 Te Tiriti o Waitangi guarantees tino rangatiratanga to hapu. The principle of protection extends to active protection of hapū tino rangatiratanga. 'Iwi authorities' recognised by Council do not represent all hapū. It is an oxymoron to cite the Treaty principles while only consulting 'iwi authorities'.	Amend the second sentence of the third paragraph of 'The Treaty of Waitangi (Te Tiriti o Waitangi) and the RMA' section as follows: Far North District Council along with its recognised eleven iwi authorities and some these hapū groups it has memorandums of understanding with have worked in partnership to develop the Far North District Plan in accordance with the principles of the Treaty of Waitangi.
Audrey Campbell-Freear (S209)	S209.002	General approach	District Plan Framework	Oppose	The Mixed Use Zone (MUZ) is not the most appropriate zone for Kerikeri town centre for the following reasons: - MUZ does not give effect to Objective 1 and Policy 1 of the NPS-UD - Section 32 Evaluation - Urban Environments is incomplete and flawed (refer to submission for specific reasoning) - PDP does not provide strategic direction or policy support for the suite of urban zones proposed	Amend PDP by reviewing the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and

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					- MUZ provisions do not sufficiently enable a range of commercial activities.	community activities.
Audrey Campbell-Frear (S209)	S209.006	General approach	District Plan Framework	Oppose	The Mixed Use Zone (MUZ) is not the most appropriate zone for Kerikeri town centre for the following reasons: - MUZ does not give effect to Objective 1 and Policy 1 of the NPS-UD - Section 32 Evaluation - Urban Environments is incomplete and flawed (refer to submission for specific reasoning) - PDP does not provide strategic direction or policy support for the suite of urban zones proposed - MUZ provisions do not sufficiently enable a range of commercial activities.	Amend PDP by reviewing the suite of commercial zones proposed and rezone Kerikeri town centre to Town Centre Zone (or similar commercial zone) that appropriately reflects commercial development and activities within Kerikeri township, alternatively if relief not accepted by FNDC, amend the Mixed Use Zone provisions to provide for an increased range of commercial and community activities.
Our Kerikeri Community Charitable Trust (S338)	S338.042	General approach	District Plan Framework	Not Stated	Many of the coastal areas that were zoned in coastal zones in the ODP are proposed as rural zones in the PDP, and the Coastal Environment area now covers a rather narrow coastal fringe. These changes have a negative effect, removing many of the protections that exist for coastal areas under the RMA and NZCPS.	Amend planning maps to add coastal overlays, or similar mechanism, to all coastal areas visible from marine areas, so that coastal landscapes, coastal character and coastal environments will be protected appropriately.
Bunnings Limited (S371)	S371.003	General approach	District Plan Framework	Support in part	A definitions nesting table is critical to ensuring the efficient and effective implementation of the Plan in a consistent manner. The How the Plan works chapter would be an appropriate location for this. Nesting tables provide a clear and succinct way of organising different land use activities in a broader term which is critical given the plan typically defaults to discretionary activity where not otherwise specified.	Insert a definition nesting table
Bunnings Limited (S371)	S371.028	General approach	District Plan Framework	Support in part	All stormwater collection systems must be designed in accordance with the Council's Environmental Engineering Standards 2022. Bunnings are concerned that this is an inconsistent application of engineering standards. Furthermore, the referenced Environmental Engineering Standards do not ensure sustainable, safe and efficient management of stormwater.	Amend to refine the relationship of the District Plan to the Environmental Engineering Standards to: 1. Ensure the District Plan requires the management of stormwater in a manner that achieves sustainable, safe and efficient provision of infrastructure.

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						<p>2. Ensure referencing of the Environmental Engineering Standards in the District Plan is appropriate and results in clear and measurable rules.</p> <p>3. Cross-referencing to Environmental Engineering Standards is consistent across all chapters.</p>
<p>McDonalds Restaurants NZ Limited (S385)</p>	<p>S385.002</p>	<p>General approach</p>	<p>District Plan Framework</p>	<p>Oppose</p>	<p>The Proposed Plan includes activity-based rules which manage the establishment and operation of activities within zones and sites. However, the rules (particularly with respect to the MUZ rules of interest to McDonald's) include terms as activity rules that do not have definitions. For example, a McDonald's restaurant could meet the definition of:</p> <ul style="list-style-type: none"> - Commercial Activity - Large Format Retail <p>'Drive- through activity' (see Mixed Use Zone, 'Drive-thru' (see Transport Chapter), and 'restaurants cafes and takeaway food outlets' (see Light Industrial Zone) are all terms that also describe a McDonald's restaurant but are not defined, nor is it clear how these terms or the definitions highlighted above cascade.</p> <p>McDonald's support a clear and well written plan to support ease of reading and implementation for plan users. The lack of definitions for activities coupled with the lack of nesting table (see sub#1) organising different land use activities under a broader term makes it very difficult to confirm with certainty what activities are provided for as permitted activities.</p> <p>This is a critical element of an activities based plan, particularly where the default for McDonald's seek that FNDC review all definitions (noting sub#3, sub#4 and sub#5), and amend overlaps or create definitions for</p>	<p>Amend definitions (noting sub#3, sub#4 and sub#5), to address overlaps or create definitions for terms which are not currently defined and incorporate nesting tables.</p>

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					terms which are not currently defined and incorporate nesting tables activities not otherwise specified is typically discretionary activity.	
McDonalds Restaurants NZ Limited (S385)	S385.031	General approach	District Plan Framework	Oppose	The Strategic Direction chapters do not contain policy which give effect to proposed objectives. McDonald's consider that there is no clear policy direction to give effect to the proposed objective which could lead to an ineffective plan.	Amend the Strategic Direction Chapter to: - Provide clear direction for growth and development throughout the Far North District. - Include appropriate policy to give effect to strategic direction objectives. - Establish a centre hierarchy to set a clear policy direction for the larger urban areas within the District, and amend zoning as necessary to implement the hierarchy. - Evaluate objectives in accordance with section 32AA to confirm that these are the most appropriate objectives.
Muriwhenua Incorporated (S420)	S420.005	General approach	District Plan Framework	Not Stated	The Te Hāpua community currently houses approximately 200 people. The current housing area is within an identified area of sea level rise risk. This submission seeks to obtain appropriate zoning and planning provisions which will facilitate the housing of the Muriwhenua community at Te Hāpua, and provide the opportunity for economic development. It requests in part a new 'Maori Purpose Rural Settlement' zone (MPRS), and in part a 'Māori Development Rural' zone.	Insert a new 'Maori Purpose Rural Settlement' zone and 'Māori Development Rural' zone as outlined in submission (also refer to submission point S420.004). Or such alternative zone or precinct to achieve the equivalent relief sought in the submission.
Muriwhenua Incorporated (S420)	S420.008	General approach	District Plan Framework	Not Stated	The Te Hāpua community currently houses approximately 200 people. The current housing area is within an identified area of sea level rise risk.	Insert a new 'Maori Purpose Rural Settlement' zone and 'Māori Development Rural' zone as outlined in submission (also refer to

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					This submission seeks to obtain appropriate zoning and planning provisions which will facilitate the housing of the Muriwhenua community at Te Hāpua, and provide the opportunity for economic development. It requests in part a new 'Maori Purpose Rural Settlement' zone (MPRS), and in part a 'Māori Development Rural' zone.	submission point S420.004). Or such alternative zone or precinct to achieve the equivalent relief sought in the submission.
Kapiro Conservation Trust (S442)	S442.161	General approach	District Plan Framework	Not Stated	There are no non-regulatory methods.	<ol style="list-style-type: none"> 1. Include a non-regulatory methods section which should include: <ol style="list-style-type: none"> 1. A commitment to monitor and report on changes in natural character, at least in areas of development. Councils' failure to do so was a major criticism in the Review of the first NZCPS by Dr Jo Rosier in 2003. 2. Incentives to encourage long-term protection and restoration of coastal natural character 3. Priorities for natural character restoration in the coastal environment
Kapiro Conservation Trust (S446)	S446.034	General approach	District Plan Framework	Not Stated	<p>In general, it is sought that good urban design outcomes are encouraged in the urban centers throughout the District. However, given that only one commercial zone has been picked from the available options (Mixed Use Zone), this provides limited ability to really target this in a meaningful way.</p> <p>Accordingly, in general more targeted zoning in the urban centers is sought. Further it is considered that the development of urban design guidelines and reference to the guidelines in any Commercial Zone would help to clearly direct good urban design outcomes.</p>	Amend to introduce additional commercial and mixed use zones to better manage the larger urban centers (such as Kerikeri) and develop a set of urban design guidelines to be referenced
Kapiro Conservation Trust (S446)	S446.040	General approach	District Plan Framework	Not Stated	In general, it is sought that good urban design outcomes are encouraged in the urban centers throughout the District.	Amend to introduce additional commercial and mixed use zones to better manage the larger urban

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>However, given that only one commercial zone has been picked from the available options (Mixed Use Zone), this provides limited ability to really target this in a meaningful way.</p> <p>Accordingly, in general more targeted zoning in the urban centers is sought. Further it is considered that the development of urban design guidelines and reference to the guidelines in any Commercial Zone would help to clearly direct good urban design outcomes.</p>	centers (such as Kerikeri) and develop a set of urban design guidelines to be referenced
Pacific Eco-Logic (S451)	S451.017	General approach	District Plan Framework	Not Stated	There are no non-regulatory methods	<p>1. Include a non-regulatory methods section which should include:</p> <p>1. A commitment to monitor and report on changes in natural character, at least in areas of development. Councils' failure to do so was a major criticism in the Review of the first NZCPS by Dr Jo Rosier in 2003.</p> <p>2. Incentives to encourage long-term protection and restoration of coastal natural character</p> <p>3. Priorities for natural character restoration in the coastal environment</p>
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.028	General approach	District Plan Framework	Oppose	Many of the coastal areas that were zoned in coastal zones in the ODP are proposed as rural zones in the PDP, and the Coastal Environment area now covers a rather narrow coastal fringe. These changes have a negative effect, removing many of the protections that exist for coastal areas under the RMA and NZCPS.	Amend planning maps to add coastal overlays, or similar mechanism, to all coastal areas visible from marine areas, so that coastal landscapes, coastal character and coastal environments will be protected appropriately.
Carbon Neutral NZ Trust (S529)	S529.041	General approach	District Plan Framework	Oppose	Many of the coastal areas that were zoned in coastal zones in the ODP are proposed as rural zones in the PDP, and the Coastal Environment area now covers a rather narrow coastal fringe. These changes have a negative effect, removing many of the	Amend planning maps to add coastal overlays, or similar mechanism, to all coastal areas visible from marine areas, so that coastal landscapes, coastal

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					protections that exist for coastal areas under the RMA and NZCPS.	character and coastal environments will be protected appropriately.
Kapiro Conservation Trust (S442)	S442.038	General approach	Format of chapters in Part 2 and Part 3	Not Stated	The relationship between the provisions and rules in the zone chapters and the district wide chapter is not clearly explained. This could result in plan users focusing on zone provisions and failure to consider the overlay provisions for indigenous biodiversity. It would be helpful to include a statement with respect to zone/area specific chapter provision to clarify that the district wide provisions also apply. That with respect to rules it is the more stringent rule that applies.	Amend the last sentence of the reference to 'Zones' in 'Part 3 - Area Specific Matters' as follows: Area specific zone matters chapters do not contain rules and standards that apply generally across the district specifically to the area or zone. There are additional rules and standards which apply generally across the district in the District Wide Matters chapters. This may result in more than one rule applying to an activity, in which case the more stringent will apply. And insert Where there is a conflict between the provisions in an area specific matters chapter and a provision for an overlay in a district wide matters chapter that cannot be resolved by carefully considering the wording of the provisions, it is the district wide overlay provision which prevails.
Royal Forest and Bird Protection Society of	S511.018	General approach	Format of chapters in Part 2 and Part 3	Support in part	The relationship between the provisions and rules in the zone chapters and the district wide chapter is not clearly explained. This could result in plan users focusing on zone provisions and failure to consider the overlay	Amend the last sentence of the reference to 'Zones' in 'Part 3 - Area Specific Matters' as follows: Area specific zone matters

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New Zealand (S511)					provisions for indigenous biodiversity. It would be helpful to include a statement with respect to zone/area specific chapter provision to clarify that the district wide provisions also apply. That with respect to rules it is the more stringent rule that applies.	<p>chapters do not contain rules and standards that apply generally across the district specifically to the area or zone. There are additional rules and standards which apply generally across the district in the District Wide Matters chapters. This may result in more than one rule applying to an activity, in which case the more stringent will apply. And AddWhere there is a conflict between the provisions in an area specific matters chapter and a provision for an overlay in a district wide matters chapter that cannot be resolved by carefully considering the wording of the provisions, it is the district wide overlay provision which prevails.</p>
Our Kerikeri Community Charitable Trust (S338)	S338.008	General approach	Approach to Integrated Management	Not Stated	Spatial planning is an essential tool for achieving good planning outcomes. While we are encouraged to see that integrated development is identified as a strategic direction of the PDP, it is difficult to see how this will be implemented without having the relevant local plans to provide such direction, such as spatial plans, community plans or masterplans. We consider the lack of such documents to be a missed opportunity to rectify the historic pattern of ad-hoc	Amend the PDP to incorporate a space holder through all relevant provisions in the plan to enable Council to continue to develop spatial plans, masterplans etc, and provide PDP mechanisms to implement such plans promptly, including through the review process should the plans be completed prior to the Proposed

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					development done in isolation resulting in poor planning outcomes.	Plan being made Operative.
Leah Frieling (S358)	S358.039	General approach	Approach to Integrated Management	Oppose	<p>After consultation with landowners, the Council withdrew the SNA maps from the PDP. Despite this clear opposition to the concept, Objectives IB-O1 and SUB-O2, Policies IB-P1 and SUB-P8, and Rules IB-R4 and SUB-R17 have retained the essence of the SNA mapping, but with the added expense to landowner to have to engage an ecologist to prove that the bush on their property is NOT an SNA. Under this method, ALL bush is subject to SNA rules unless the owner (at their own expense) can prove that it is not an SNA. Because the ratepayer-funded SNA mapping is no longer publicly available, these rules will now not only affect landowners who had push previously mapped as SNA in the 1990s, but also owners whose bush was NOT mapped as SNA.</p> <p>Despite policy IB-P6(a,) which recommends Council's consideration of "assisting landowners with physical assessments by suitably qualified ecologists to determine whether an area is a SNA", any financial assistance will still be at ratepayer's expense, having already footed the bill for the original SNA mapping. In fact, none of the methods in policy IB-P6 have been given effect under the PDP.</p> <p>By looking at historical performance and by the Council's own admittance, these "stick" methods are unnecessary to achieve the protection, enhancement and enhancement of SNAs.</p> <p>While previously covenants were done by consent notice and constituted "bush protection covenants", covenanting under the Reserves Act or QEII constitutes a loss of control of the land. This is significantly more than a simple bush protection covenant. This</p>	<p>Amend the provisions protecting significant natural areas to provide:</p> <ul style="list-style-type: none"> - incentives for landowners to enhance the natural biodiversity of their land - support and resources for landowners. <p>The option of a simple bush protection covenant by consent notice should be available, not just the Reserves Act and QEII covenants.</p> <p>Make the significant natural areas mapping available publicly, as a resource, even if it is not part of the PDP.</p>

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					<p>is a loss of property rights. Acknowledge that the ratepayers have managed to enhance the SNA's in the District, and instead of forcing them to do this, facilitate and assist them in what they are already doing (carrot instead of a stick). By setting strict and harsh rules that deny landowners the right to remain as stewards to their land, Council is in breach of Objectives IB-04 and IB-05 Delete Rule SUB-R17as this does not protect SNAs.</p>	
<p>Northland Regional Council (S359)</p>	<p>S359.010</p>	<p>General approach</p>	<p>Approach to Integrated Management</p>	<p>Support in part</p>	<p>Water resilience is a particular concern for the Far North district, as was highlighted in the 2019/2020 drought that exposed the vulnerability of existing supplies, primarily those that rely on 'run of river' and are highly unreliable during extended dry periods. We suggest this be embedded in the relevant sections of strategic direction chapter. We note drought is included in the District Wide Matters section on Hazards and Risks but feel the significance of these issues could be more strongly highlighted.</p>	<p>Insert provisions addressing the need for a resilient and reliable water supply (inferred)</p>
<p>Bentzen Farm Limited (S167)</p>	<p>S167.001</p>	<p>General approach</p>	<p>Applications Subject to Multiple Provisions</p>	<p>Support in part</p>	<p>As described in the National Planning Standard 2019, an overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions. It follows that the provisions relating to the overlay only apply to that part of a site so mapped. While this may be the intent of the overlays, in some instances in the Proposed Plan for overlay provisions, reference is made to 'the site'; the potential implication being that the overlay provisions apply to the site as a whole. In many instances, overlays apply to part of but not the whole of the site. Applying the provisions to the site as a whole in these situations would not serve the resource management purpose of the overlay.</p>	<p>Insert a new clause within 'Applications Subject to Multiple Provisions', specifying that if an overlay is shown on the Planning Maps, the overlay provisions only apply to the portion of the property covered by the overlay</p>

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					In addition to the above, it is necessary to specify that overlay chapters do not contain all the provisions relating to an activity.	
Setar Thirty Six Limited (S168)	S168.001	General approach	Applications Subject to Multiple Provisions	Support in part	<p>As described in the National Planning Standard 2019, an overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions. It follows that the provisions relating to the overlay only apply to that part of a site so mapped.</p> <p>While this may be the intent of the overlays, in some instances in the Proposed Plan for overlay provisions, reference is made to 'the site'; the potential implication being that the overlay provisions apply to the site as a whole.</p> <p>In many instances, overlays apply to part of but not the whole of the site. Applying the provisions to the site as a whole in these situations would not serve the resource management purpose of the overlay.</p> <p>In addition to the above, it is necessary to specify that overlay chapters do not contain all the provisions relating to an activity.</p>	Insert a new clause within 'Applications Subject to Multiple Provisions', specifying that if an overlay is shown on the Planning Maps, the overlay provisions only apply to the portion of the property covered by the overlay
The Shooting Box Limited (S187)	S187.001	General approach	Applications Subject to Multiple Provisions	Support in part	<p>As described in the National Planning Standard 2019, an overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions. It follows that the provisions relating to the overlay only apply to that part of a site so mapped. While this may be the intent of the overlays, in some instances in the Proposed Plan for overlay provisions, reference is made to 'the site'; the potential implication being that the overlay provisions apply to the site as a whole. In many instances, overlays apply to part of but not the whole of the site. Applying the provisions to the site as a whole in these situations would not serve the resource management purpose of the overlay.</p>	Insert a new clause within 'Applications Subject to Multiple Provisions', specifying that if an overlay is shown on the Planning Maps, the overlay provisions only apply to the portion of the property covered by the overlay

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					In addition to the above, it is necessary to specify that overlay chapters do not contain all the provisions relating to an activity.	
Matauri Trustee Limited (S243)	S243.001	General approach	Applications Subject to Multiple Provisions	Support in part	<p>As described in the National Planning Standard 2019, an overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions. It follows that the provisions relating to the overlay only apply to that part of a site so mapped. While this may be the intent of the overlays, in some instances in the Proposed Plan for overlay provisions, reference is made to 'the site'; the potential implication being that the overlay provisions apply to the site as a whole.</p> <p>In many instances, overlays apply to part of but not the whole of the site. Applying the provisions to the site as a whole in these situations would not serve the resource management purpose of the overlay.</p> <p>In addition to the above, the following part of the explanation is necessary to specify that overlay chapters do not contain all the provisions relating to an activity</p>	Insert a new clause within 'Applications Subject to Multiple Provisions', specifying that if an overlay is shown on the Planning Maps, the overlay provisions only apply to the portion of the property covered by the overlay
Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd (S344)	S344.003	General approach	Applications Subject to Multiple Provisions	Not Stated	<p>The submitter has 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 some overlays 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). This lack of consistency will cause confusion for plan users:</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 	Delete the following text from "Applications Subject to Multiple Provisions" (or to similar effect): ...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

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					<p>terminology. Applying an automatic permitted activity default could lead to unintentional consequences.</p>	<p>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). And amend all relevant overlay chapters as necessary to insert rules for "Activities not otherwise listed in this chapter" consistent with zone chapters.</p>
<p>Foodstuffs North Island Limited (S363)</p>	<p>S363.002</p>	<p>General approach</p>	<p>Applications Subject to Multiple Provisions</p>	<p>Not Stated</p>	<p>The submitter has 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 some overlays 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). This lack of consistency will cause confusion for plan users:</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.</p>	<p>Delete the following text from "Applications Subject to Multiple Provisions" (or to similar effect): ...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</p>

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						other Part 2: District-wide Matters chapters and/or Part 3: Area-Specific chapters (including the underlying zone). And amend all relevant overlay chapters as necessary to insert rules for "Activities not otherwise listed in this chapter" consistent with zone chapters.
Top Energy Limited (S483)	S483.023	General approach	Applications Subject to Multiple Provisions	Not Stated	Top Energy considers that there is a lack of clarity throughout the PDP in terms of how the Chapters interact with each other, and some consistency. The How the Plan Works Chapter is key in terms of providing the necessary clarity for plan users.	Amend the 'Applications Subject to Multiple Provisions' section of the How the Plan Works Chapter to provide clarity in terms of how the chapters within the plan interact.
Ngā Tai Ora - Public Health Northland (S516)	S516.008	General approach	Applications Subject to Multiple Provisions	Not Stated	The submitter has 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 some overlays 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). This lack of consistency will cause confusion for plan users: <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. Applying an automatic permitted activity default could lead to unintentional consequences.	Delete the following text from "Applications Subject to Multiple Provisions" (or to similar effect): ...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

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						<p>other Part 2: District-wide Matters chapters and/or Part 3: Area-Specific chapters (including the underlying zone).</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>
Northland Regional Council (S359)	S359.003	Cross boundary matters	Cross boundary matters	Support in part	There are likely to be cross-boundary issues relating to jurisdictional boundaries with adjoining councils (e.g. incompatible/inconsistent provisions or zoning) that need to be considered. Earthworks, genetically modified organisms and vegetation clearance are likely candidates. Given the resource management reform we suggest looking at aligning the more generic district plan rules with those of adjoining councils.	Amend the plan to align the more generic district plan rules with those of adjoining councils
Te Hiku Iwi Development Trust (S399)	S399.001	Planning maps	Relationships between spatial layers	Not Stated	The Proposed Map Tools includes 14 layers. There are no spatial layers setting out the area of interest relevant to each iwi/hapū management plan.	<p>Insert a map layer which maps the area of interest for each of the iwi/hapū management plans lodged with Council. The interactive map currently includes Treaty Settlement Areas of Interest (under the 'Non-Council Layers' tab), but these are not the same thing.</p> <p>We suggest 'Iwi/hapū Management Plans' be a separate "top" layer (i.e. along with Zone, non District Plan Layers, Historical and Cultural Values, Specific Controls etc) with the 14 areas sitting underneath it, and not included within the 'Historical and Cultural Values' layer so that it is easily accessible to plan</p>

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						users. Alternatively, it could be included under the 'Non-Council Layers' tab. The maps could also link to the documents.
Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust (S425)	S425.001	Relationships between spatial layers	Relationships between spatial layers	Support	PHTTCCT acknowledges the reference to 'Development Areas' in this section of the plan and supports planned growth as this helps ensure efficient and effective infrastructure, and connectivity. While it is acknowledged that there are no current growth strategies or structure plans, some are in development, and could be completed prior to the PDP being made Operative. To ensure that these strategic documents can be given effect to and implemented once approved by Council, provisions and assessment criteria that hold a space for these planning documents should be included.	amend plan to ensure that there is clear integration between chapters, as well as overlays.
Ngā Tai Ora - Public Health Northland (S516)	S516.078	Relationships between spatial layers	Relationships between spatial layers	Not Stated	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: Neighbourhood Centre Zone Local Centre Zone Commercial Zone Large Format Retail Zone Mixed Use Zone Town Centre Zone Metropolitan Centre Zone City Centre Zone. In the absence of a section 32 evaluation, Ngā Tai Ora are unable to understand why Council has chosen to only use one	Amend the Plan to provide clear strategic direction for a compact urban form and establish a centres hierarchy within the Plan. Reconsider the approach to commercial zones and reconsider the most appropriate zoning for existing centres and villages which accurately reflects existing and planned levels of development specific to those areas. Provide sufficient section 32 evaluation to support the approach to zoning.
Ngā Tai Ora - Public Health Northland (S516)	S516.079	Relationships between spatial layers	Relationships between spatial layers	Not Stated	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, or other zones that don't provide for	Amend the zoning pattern of larger centres such as Kawakawa, Kaikohe, Omapere, Rawene, and Kaitaia, with further consideration given to managing adverse effects at the zone interface throughout the

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					<p>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. The Kawakawa, Kaikohe, Omapere, Rawene, and Kaitaia settlements however don't appear to have the same level of protection.</p>	District.
<p>Ngā Tai Ora - Public Health Northland (S516)</p>	S516.080	Relationships between spatial layers	Relationships between spatial layers	Not Stated	<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, 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. The Kawakawa, Kaikohe, Omapere, Rawene, and Kaitaia settlements however don't appear to have the same level of protection.</p>	Amend zone provisions to ensure adverse effects between zones at zone interface is managed by way of increased setbacks and/or noise and vibration considerations.

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Te Rūnanga o Te Rarawa (S571)	S571.002	Relationships between spatial layers	Relationships between spatial layers	Not Stated	The Proposed Map Tools includes 14 layers. There is no spatial layers setting out the area of interest relevant to each iwi/hapū management plan.	<p>Insert a map layer which maps the area of interest for each of the iwi/hapū management plans lodged with Council.</p> <p>The interactive map currently includes Treaty Settlement Areas of Interest (under the 'Non-Council Layers' tab), but these are not the same thing.</p> <p>We suggest 'Iwi/hapū Management Plans' be a separate "top" layer (i.e. along with Zone, Non District Plan Layers, Historical and Cultural Values, Specific Controls etc) with the 14 areas sitting underneath it, and not included within the 'Historical and Cultural Values' layer so that it is easily accessible to plan users. Alternatively, it could be included under the 'Non-Council Layers' tab. The maps could also link to the documents.</p>
Far North District Council (S368)	S368.028	Definitions	ACCESSORY BUILDING	Not Stated	Correction: The definition of 'Accessory Building' is duplicated	Delete one of the definitions for 'Accessory Building'
BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy Limited (S335)	S335.030	Definitions	AIRPORT ACTIVITY	Support	The definition of airport activity includes fuel installations and fuel servicing facilities. Recognition of the important role these facilities provide at airports is supported.	Retain definition as notified
Z Energy Limited (S336)	S336.003	Definitions	AIRPORT ACTIVITY	Support	Z Energy supports the definition of Airport Activity	Retain the definition of airport activity

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Horticulture New Zealand (S159)	S159.008	Definitions	ARTIFICIAL CROP PROTECTION	Support in part	Seek to ensure that artificial crop protection structures are not inadvertently covered by inappropriate effects standards, where there is a risk that they may be considered 'buildings' (due to inconsistency in interpretation). A way of addressing this is to provide a clear framework through a definition and specific standard or rule for the rural zone	Amend the definition of 'artificial crop protection structures' as follows: Artificial crop protection structure means structures with cloth material used to protect crops and plants and/or enhance growth (excluding greenhouses) Note: For the avoidance of doubt artificial crop protection structures are not a building.
Te Whatu Ora - Health New Zealand, Te Tai Tokerau (S42)	S42.007	Definitions	BED	Support in part	The definition of bed in the proposed district plan currently refers to watercourses.	Insert definition of bed That the definition of bed be included as it relates to the carparking provisions in the Proposed District Plan.
Transpower New Zealand Ltd (S454)	S454.014	Definitions	BEST PRACTICABLE OPTION	Support	Transpower supports the inclusion of this definition in the FNPDP.	Retain the definition of BEST PRACTICABLE OPTION.
Director-General of Conservation (Department of Conservation) (S364)	S364.011	Definitions	BIODIVERSITY OFFSETS	Support in part	The Director-General supports the inclusion of Biodiversity Offset provisions, however, requests that the provisions are updated to be in line with the NPSIB exposure draft.	Delete the definition of Biodiversity Offsets, inserting the corresponding definition found within the NPSIB exposure draft.
Kapiro Conservation Trust (S442)	S442.021	Definitions	BIODIVERSITY OFFSETS	Support	Clear definition Consistent with best practice and policy under the proposed plan.	Retain definition.
Transpower New Zealand Ltd (S454)	S454.015	Definitions	BIODIVERSITY OFFSETS	Not Stated	Transpower supports the inclusion of a definition of biodiversity offsets in the FNPDP as it will improve clarity for the reader. However, the definition, as notified includes a set of offsetting principles that is not a definition and would be better suited to	Amend the definition as follows: BIODIVERSITY OFFSETS are measurable outcomes resulting from actions designed to provide new positive effects to counter residual adverse effects of subdivision, land use and

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					inclusion in a policy, appendix or guidance material.	development on indigenous biodiversity. Biodiversity offsetting proposals must address the following principles:— Offsetting measures compensate for residual adverse effects on biodiversity identified after adverse effects have been avoided, remedied or mitigated according to mitigation hierarchy;— Offsetting measures achieve biodiversity outcomes above and beyond results that would have occurred if the offset had not taken place. The design and implementation of an offset should be based on sound science and avoid displacing activities harmful to biodiversity to other locations;— That there is no net loss and preferably a net gain of biodiversity values;— Offsetting measures re-establish or protect the same type of ecosystem or habitat that is adversely affected (like-for-like), unless an alternative ecosystem or habitat provides a significantly better biodiversity outcome;— The offsetting measures should apply as close as possible to the site incurring

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						<p>the effect with benefit diminishing with distance; The offsetting measures last at least as long as the effects of the activity, but preferably in perpetuity and incorporate monitoring and evaluation to allow for adaptive management where appropriate; The delay between the loss of ecological values through development and the gain or maturation of biodiversity values through offsetting measures is minimised; Compliance with offsetting measures is secured, as far as possible; There are limits to what can be offset when affected biodiversity is irreplaceable or vulnerable. In such circumstances, offsetting cannot be considered as a means of dealing with adverse effects. Note: This definition should be read in conjunction with the definition for 'Environmental biodiversity compensation'.</p>
<p>Royal Forest and Bird Protection Society of</p>	<p>S511.001</p>	<p>Definitions</p>	<p>BIODIVERSITY OFFSETS</p>	<p>Support</p>	<p>Clear definition Consistent with best practice and policy under the proposed plan</p>	<p>Retain definition</p>

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New Zealand (S511)						
Horticulture New Zealand (S159)	S159.009	Definitions	BIRD SCARING DEVICE	Support in part	The definition includes firearms which are not devices used primarily for scaring birds. Rule NOISE-R8 refers to audible bird scaring devices. The definition should be amended to be consistent with the rule.	Amend the definition of bird scaring devices as follows: Audible bird scaring devices means a gas gun, avian distress alarm, firearm or other such device used primarily for the purposes of scaring birds.
New Zealand Pork Industry Board (S55)	S55.002	Definitions	BUILDING	Support in part	NZ Pork is concerned that Mobile Pig Shelters (being partially or fully-roofed) would fall within the definition of building and structure. The plan should provide relief from the rules for buildings and Structures as they might apply to mobile pig shelters. These shelters are a critical part of the pig farming system and can be of a variety of forms as described in Section 2.4. Support the definition as being in line the National Planning Standards,	amend to provide relief from the rules for buildings and structures as they might apply to mobile pig shelters.
New Zealand Motor Caravan Association (S438)	S438.002	Definitions	BUILDING	Support in part	Caravans are not occupied on a permanent basis and are only used on a temporary basis for short term accommodation for the same purpose as motorised motorhomes, campervans and house buses (which are not captured by the proposed definition). The proposed definition creates a number of potential implications which by definition, mean caravan users are camping in a 'building'. In addition, Independent RMA Commissioner Kit Littlejohn considered that caravans do not fall under the definition of a 'building' under the Operative plan or Building Act 2004.	Amend the definition of 'building' as follows to either: 'means a temporary or permanent movable or immovable physical construction that is: i. partially or fully roofed; and ii. fixed or located on or excludes: any motorised vehicle, or other mode of transport that could be moved under its own power; and iii. non-motorised caravans (and tents)... ' or 'means a temporary or permanent movable or

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						<p>immovable physical construction that is: i. partially or fully roofed; and ii. fixed or located on or excludes: any motorised vehicle, or other mode of transport that could be moved under its own power, or non-motorised caravans other than those used for a residential accommodation/ business purpose for a continuous period of more than two (2) months.'</p>
<p>Ministry of Education Te Tāhuhu o Te Mātauranga (S331)</p>	<p>S331.003</p>	<p>Definitions</p>	<p>CHILD CARE SERVICE</p>	<p>Support</p>	<p>The submitter supports the definition of child care services being included within the definition of 'educational facilities'. However, the standalone definition will be beneficial to differentiate between childcare facilities and schools both of which are educational facilities. However, the Ministry suggest the term 'during the day' is clarified to include specific day time hours from 7am to 7pm.</p>	<p>Amend the definition of 'Child Care Service' as follows: Child care service</p> <p>means a facility for the care and/or education of children under the age of seven during the day from 7am to 7pm, and includes but is not limited to:</p> <ul style="list-style-type: none"> - creches; - early childhood centres; - day care centres; - kindergartens; - Kohanga Reo; - Playgroups and - day nurseries

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Northland Planning and Development 2020 Limited (S502)	S502.001	Definitions	CHILD CARE SERVICE	Support in part	spelling error to be corrected. Addition of childcare services 'Poi Poi' has been added. Poi poi is a Homebased service which is popular within the Far North district. While it is likely it comes under the definition of 'day nurseries' given that it is a term widely used in our District we thought it would add certainty to the lay person looking to operate something of this nature.	Amend definition of Child Care Services: means a facility for the care and/or education of children under the age of seven during the s day, and includes but is not limited to: creches; early childhood centres; day care centres; kindergartens; Kohanga Reo; Poi poi Playgroups; and day nurseries
Kapiro Conservation Trust (S442)	S442.022	Definitions	COASTAL ENVIRONMENT	Neutral	No reason stated.	Retain definition.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.002	Definitions	COASTAL ENVIRONMENT	Neutral		Retain definition
BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy Limited (S335)	S335.029	Definitions	COMMERCIAL ACTIVITY	Support	The PDP does not contain a definition (or use anywhere in the PDP) of "drive-thru", which was part of the draft plan to which the Fuel Companies commented on. In light of this removal, and further to the paragraph above, the Fuel Companies consider that a truck stop is a Commercial activity under the PDP.	Retain definition of Commercial Activities as notified.
Z Energy Limited (S336)	S336.001	Definitions	COMMERCIAL ACTIVITY	Support	Z Energy acknowledges that the definition of commercial activity is taken directly from the National Planning Standards (as is required) and supports this and supports the intent in the PDP (as apparent from Rule 2 in the Mixed Use zone) that service stations (which are not defined) are commercial activities	Retain the definition of commercial activity

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FNR Properties Limited (S437)	S437.003	Definitions	COMMERCIAL ACTIVITY	Support in part	It is considered that the proposed definition of 'Commercial Activities' as notified is vague and could lead to interpretation issues.	Amend definition of 'Commercial Activities' to be more specific in terms of the activities provided for.
Archibald Northland Limited (S79)	S79.001	Definitions	COMMERCIAL SERVICE	Support in part	Supports that commercial services definitions are included in the Proposed District Plan. However, there is a lack of certainty as there is no reference to car sales as a commercial service.	Amend definition of Commercial Service to add 'car sales' to the list of included activities.
Ara Poutama Aotearoa the Department of Corrections (S158)	S158.001	Definitions	COMMUNITY CORRECTIONS ACTIVITY	Support	The definition is consistent with the National Planning Standards.	Retain the definition of "community corrections activity".
Top Energy Limited (S483)	S483.004	Definitions	COMMUNITY SCALE RENEWABLE ELECTRICITY GENERATION ACTIVITIES	Support	Top Energy supports this definition as worded.	Retain the definition of 'Community Scale Renewable Electricity Generation Activities'
NZ Agricultural Aviation Association (S182)	S182.003	Definitions	CONSERVATION ACTIVITY	Support in part	Add the word 'biosecurity' to the definition for clarification and the inclusion of agricultural aviation for weed and pest control activities	Amend the definition of Conservation activity means the use of land for activities undertaken for the purposes of maintaining, protecting and/or enhancing the natural, historic and/or ecological values of a natural or historic resource. It may include activities which assist to enhance the public's appreciation and recreational enjoyment of the resource and includes: <ul style="list-style-type: none"> - planting; - pest and weed control including the use of agricultural aviation; - plant and tree nurseries; and - track construction.-

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						biosecurity
Director-General of Conservation (Department of Conservation) (S364)	S364.013	Definitions	CONSERVATION ACTIVITY	Support	The Director-General supports the definition of Conservation Activity	Retain the definition of Conservation Activity
Kapiro Conservation Trust (S442)	S442.023	Definitions	CONSERVATION ACTIVITY	Neutral	No reason stated.	Retain definition.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.003	Definitions	CONSERVATION ACTIVITY	Neutral		Retain definition
Kapiro Conservation Trust (S442)	S442.024	Definitions	CULTIVATION	Neutral	No reason stated.	Retain definition.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.004	Definitions	CULTIVATION	Neutral		Retain definition
Te Runanga o Ngai Takoto Trust (S390)	S390.018	Definitions	CUSTOMARY ACTIVITY	Support in part	The amended definition expands the recognition of customary use without being just restricted to the use of land or buildings for Māori cultural activities (i.e.) places of customary importance would include customary food gathering areas and the recognition of customary rights.	Amend the definition of Customary Activity to "... means the recognition of customary use as well as places, land or buildings for Māori cultural activities within Te Ao Māori which includes but is not limited to marae activities ..."
Te Rūnanga o Whaingaroa (S486)	S486.028	Definitions	CUSTOMARY ACTIVITY	Support	The amended definition expands the recognition of customary use without being just restricted to the use of land or buildings for Māori cultural activities (i.e.) places of	Amend the definition of 'Customary Activity' as follows: means the use of recognition of

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					customary importance would include customary food gathering areas and the recognition of customary rights.	customary use as well as places, land or buildings for Māori cultural activities within Te Ao Māori which includes but is not limited to marae activities, making or creating customary goods, rongoā, raranga, whakairo, waka ama and other activities that recognise and provide for the special relationship between tangata whenua and places of customary importance.
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.019	Definitions	CUSTOMARY ACTIVITY	Support in part	The amended definition expands the recognition of customary use without being just restricted to the use of land or buildings for Māori cultural activities (i.e.) places of customary importance would include customary food gathering areas and the recognition of customary rights.	Amend the definition of Customary Activity to "... means the recognition of customary use as well as places, land or buildings for Māori cultural activities within Te Ao Māori which includes but is not limited to marae activities ..."
Te Rūnanga o Ngāti Rēhia (S559)	S559.045	Definitions	CUSTOMARY ACTIVITY	Oppose	We do not believe that it is appropriate for Council to define what constitutes a cultural activity. This is only something tangata whenua can define.	Delete the definition for 'Customary Activity' (inferred).
Our Kerikeri Community Charitable Trust (S271)	S271.003	Definitions	DEVELOPMENT INFRASTRUCTURE	Support	Support the definition of Development Infrastructure	Retain as drafted
Kapiro Conservation Trust (S446)	S446.003	Definitions	DEVELOPMENT INFRASTRUCTURE	Support	Support the definition of Development Infrastructure noting that the definition of Land Transport includes transport on land by any means and the infrastructure that	Retain as drafted

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					facilitates it which would include cycling networks.	
Transpower New Zealand Ltd (S454)	S454.016	Definitions	DEVELOPMENT INFRASTRUCTURE	Support	Transpower supports the inclusion of this definition in the FNPDP.	Retain the definition of DEVELOPMENT INFRASTRUCTURE
Ngā Tai Ora - Public Health Northland (S516)	S516.017	Definitions	DEVELOPMENT INFRASTRUCTURE	Not Stated	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.	Amend references to "infrastructure" and "development infrastructure" where necessary to avoid duplication and ensure consistency.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.003	Definitions	DEVELOPMENT INFRASTRUCTURE	Support	Support the definition of Development Infrastructure	Retain as drafted
Carbon Neutral NZ Trust (S529)	S529.068	Definitions	DEVELOPMENT INFRASTRUCTURE	Support	Support the definition of Development Infrastructure	Retain as drafted
Summit Forests New Zealand Limited (S148)	S148.001	Definitions	EARTHWORKS	Not Stated	The definition of Earthworks captures the alteration or disturbance of land and lists some land disturbing activities along with exclusions for minor disturbance. The proposed definition could capture disturbance caused by vehicles and or machinery operating off a formed road. Such activity is typical of rural production activities and should be provided as an exclusion to the definition.	Amend the definition of Earthworks to provide an exclusion for disturbance of land caused by vehicles and/or machinery operating off a formed road.
Haigh Workman Limited (S215)	S215.035	Definitions	EARTHWORKS	Oppose	We support the use of the term 'earthworks' in the Proposed District Plan in preference to the terms 'cutting' and 'filling' in the Operative District Plan. This is consistent with the use of the term in the Regional Plan for Northland. However, it is unclear in the rules whether earthworks volumes are calculated as cut to fill or cut plus fill. If it is intended that aggregate be included in earthworks	Amend the definition of 'Earthworks' to be the same as the definition in the Regional Plan for Northland.

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					volumes, this should be made clear. However, including the placing of aggregate in the definition of earthworks is inconsistent with the Regional Plan rules, and placing aggregate does not result in the same environmental risks as placing or moving soil.	
IDF Development s Limited (S253)	S253.002	Definitions	EARTHWOR KS	Not Stated	The proposed definition of earthworks would capture the land disturbance in creating building foundations and drilling holes for concrete piles. This would then become an additional burden on applicants as well as Council having to process and monitor building work. These activities are of such a minor and miniscule nature that capturing such within the definitions should be removed.	Amend the definition of earthworks to exclude earthworks associated with building foundations. If the definition cannot be amended, include an exemption rule within the Earthworks chapter.
Ti Toki Farms Limited (S262)	S262.002	Definitions	EARTHWOR KS	Not Stated	The submitter considers the definition of earthworks would capture land disturbance in creating building foundations and drilling holes for concrete piles which would become an additional burden for both applicants and Council.	Amend the definition to exclude earthworks associated with building foundations. Or if the definition cannot be amended include an exemption rule within the Earthworks chapter.
Waitoto Development Limited (S263)	S263.002	Definitions	EARTHWOR KS	Not Stated	The submitter considers the definition of earthworks would capture land disturbance in creating building foundations and drilling holes for concrete piles which would become an additional burden for both applicants and Council.	Amend the definition to exclude earthworks associated with building foundations. Or if the definition cannot be amended include an exemption rule within the Earthworks chapter.
Mangonui Haulage (S318)	S318.002	Definitions	EARTHWOR KS	Not Stated	The submitter considers that the proposed earthworks definition would capture the land disturbance in creating building foundations and drilling holes for concrete piles and this would be an additional burden on applicants and Council.	Amend the earthworks definition to exclude earthworks associated with building foundations or if the definition cannot be amended include an exemption rule in the Earthworks chapter.
Linda Gigger (S370)	S370.002	Definitions	EARTHWOR KS	Support in part	The proposed definition would capture the land disturbance in creating building foundations and drilling holes for concrete piles. This would then become an additional	Amend the definition of earthworks to exclude earthworks associated with building foundations. If the definition cannot be amended include an exemption rule within the

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					burden on applicants as well as Council having to process and monitor building work.	Earthworks chapter
Transpower New Zealand Ltd (S454)	S454.002	Definitions	EARTHWORKS	Support	Transpower supports this definition however, notes that the NESETA also contains a definition of earthworks that differs from this one.	Retain the definition of Earhworks
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.004	Definitions	EDUCATIONAL FACILITY	Support	The Ministry supports the definition for educational facility as it is consistent with the National Planning Standards.	Retain the definition for educational facility as proposed.
Te Runanga o Ngai Takoto Trust (S390)	S390.019	Definitions	EDUCATIONAL FACILITY	Support	The submitter considers that the definition of Educational Facility should include Kura Kaupapa and Whare Wānanga in order to provide further clarity for Māori schools and tertiary providers and consistency with the definition of child care service which includes kōhanga reo.	Amend the definition of Educational Facility to include Kura Kaupapa and Whare Wānanga.
Te Rūnanga o Whaingaroa (S486)	S486.029	Definitions	EDUCATIONAL FACILITY	Support	Within this definition child care services includes kōhanga reo. Subsequently the addition of Kura Kaupapa and Whare Wānanga provides further clarity for Māori schools and tertiary providers.	Amend Educational Facility to include Kura Kaupapa and Whare Wānanga
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.020	Definitions	EDUCATIONAL FACILITY	Support	The submitter considers that the definition of Educational Facility should include Kura Kaupapa and Whare Wānanga in order to provide further clarity for Māori schools and tertiary providers and consistency with the definition of child care service which includes kōhanga reo.	Amend the definition of Educational Facility to include Kura Kaupapa and Whare Wānanga.
Transpower New Zealand Ltd (S454)	S454.017	Definitions	EMERGENCY SERVICE	Support in part	Transpower generally supports the inclusion of this definition in the FNPD, however the source of the definition would be really helpful. As it stands the National Grid or Transpower are not considered an emergency service, however we can be involved to provide power.	Amend the definition of EMERGENCY SERVICE to consider the National Grid and Transpower as an Emergency Service (inferred).
Fire and Emergency New Zealand (S512)	S512.001	Definitions	EMERGENCY SERVICE	Support	Fire and Emergency supports the definition of emergency servicing including Fire and Emergency New Zealand	retain emergency service

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Fire and Emergency New Zealand (S512)	S512.002	Definitions	EMERGENCY SERVICE FACILITY	Support	Fire and Emergency support that the definition of emergency service facilities include associated ancillary facilities.	retain emergency service facility
Director-General of Conservation (Department of Conservation) (S364)	S364.014	Definitions	ENVIRONMENTAL BIODIVERSITY COMPENSATION	Support in part	The Director-General supports the inclusion of Biodiversity Compensation provisions, however, requests that the provisions are updated to be in line with the NPSIB exposure draft.	Amend the definition of Biodiversity Biodiversity Compensation, inserting the corresponding definition found within the NPSIB exposure draft.
Kapiro Conservation Trust (S442)	S442.025	Definitions	ENVIRONMENTAL BIODIVERSITY COMPENSATION	Support	Clear definition Consistent with best practice and policy under the proposed plan.	Retain, perhaps if anything it could be stipulated to make it abundantly clear that compensation occurs offsite. This will help ensure there is no confusion between whether this is mitigation of offsetting.
Transpower New Zealand Ltd (S454)	S454.018	Definitions	ENVIRONMENTAL BIODIVERSITY COMPENSATION	Not Stated	Transpower supports the inclusion of a definition of biodiversity offsets in the FNPDP as it will improve clarity for the reader. However, the definition, as notified includes a set of compensation principles that is not a definition and would be better suited to inclusion in a policy, appendix or guidance material.	Amend the definition as follows: ENVIRONMENTAL BIODIVERSITY COMPENSATION consists of measurable outcomes resulting from actions designed to provide new positive effects to counter residual adverse effects of subdivision, land use and development on indigenous biodiversity. Environmental biodiversity compensation proposals must address the following principles:— The measures compensate for residual adverse effects on biodiversity after adverse effects have been avoided, remedied, mitigated or offset, according to the mitigation hierarchy;— The measures achieve biodiversity outcomes

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						<p>above and beyond results that would have occurred if the environmental biodiversity compensation had not taken place. The design and implementation should be based on sound science and avoid displacing activities harmful to biodiversity to other locations;— There is no net loss and preferably a net gain of biodiversity values;— Where the measures are unable to re-establish or protect the same type of ecosystem or habitat that is adversely affected (like-for like), consider alternatives that demonstrate a better biodiversity outcome;— Where the benefit will diminish with distance, this should be taken into account when assessing the measure;— The measures last at least as long as the effects of the activity, but preferably in perpetuity, and incorporate monitoring and evaluation to allow for adaptive management where appropriate;— The delay between the loss of ecological values through development and the gain or maturation of biodiversity values through the</p>

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						measures is minimised;- Compliance with measures is secured as far as possible. There are limits as to what can be compensated when affected biodiversity is irreplaceable or vulnerable. In such circumstances environmental biodiversity compensation may not be appropriate as a means of dealing with adverse effects.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.005	Definitions	ENVIRONMENTAL BIODIVERSITY COMPENSATION	Support	Clear definition Consistent with best practice and policy under the proposed plan	Retain, perhaps if anything it could be stipulated to make it abundantly clear that compensation occurs offsite. This will help ensure there is no confusion between whether this is mitigation of offsetting.
Kapiro Conservation Trust (S442)	S442.026	Definitions	EXPLORATION	Neutral	This is the same or similar to the definition found in the Crown Minerals Act 1991. There is a cross reference for all of the definitions that are the same as the RMA, query why there is no cross reference to the Crown Minerals Act. Note definition for mining refers to the Crown Minerals Act.	Amend to consider cross-referencing the Crown Minerals Act.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.006	Definitions	EXPLORATION	Neutral	This is the same or similar to the definition found in the Crown Minerals Act 1991. There is a cross reference for all of the definitions that are the same as the RMA, query why there is no cross reference to the Crown Minerals Act. Note definition for mining refers to the Crown Minerals Act	Amend to consider cross-referencing the Crown Minerals Act
Summit Forests New Zealand Limited (S148)	S148.002	Definitions	FARM QUARRY	Support in part	Despite the term "Farm Quarry", the definition allows for the extraction of aggregate for use on forestry tracks which appropriately implies that such quarries can be established as part of production forestry activities. The definition needs to be	Amend the definition of Farm Quarry to explicitly recognise that it includes Forestry by: <ul style="list-style-type: none"> Amending the term being defined to "Farm/Forest

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					amended to provide greater clarity as to what is intended. SFNZ supports the provision for the extraction and use of aggregates within the production unit.	<p>Quarry" or words to like effect</p> <ul style="list-style-type: none"> Amending bullet 1 to read "taken for use ancillary to farming, production forestry, and horticulture, including for farm and forestry tracks, access ways and hardstand areas, and"
Manulife Forest Management (NZ) Ltd (S160)	S160.003	Definitions	FARM QUARRY	Support in part	The submitter supports in part the definition of Farm Quarry and considers amendments would provide certainty to what activities are covered by this definition as the same words should be used as the definitions.	<p>Amend the definition of Farm Quarry as follows: Farm Quarry means the extraction of aggregates which are:</p> <ol style="list-style-type: none"> 1. taken for use ancillary to farming and horticulture, including for farm and plantation forestry tracks, access ways and hardstand areas, and 2. only used on the same property or on the same property ownership, and 3. not sold, or exported.
Northland Federated Farmers of New Zealand (S421)	S421.004	Definitions	FARM QUARRY	Support	Federated Farmers supports the inclusion of a definition for farm quarry.	Retain the definition of 'farm quarry'
New Zealand Pork Industry Board (S55)	S55.003	Definitions	FARMING	Oppose	Intensive indoor primary production includes indoor pig farming, which is a farming activity that uses land and buildings for the purpose of agricultural food production. Legitimate farming operations should not be excluded	Remove the exclusion of intensive indoor primary production from the definition of farming, as follows: means the use of land for the purpose of agricultural, pastoral,

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					from the definition of farming on the basis of intensity or whether some of the operation occurs indoors. Intensive primary production (covering both indoor and outdoor operations - see below) should be included in the definition of farming, with any specific requirements to address effects from intensive operations addressed via the policy and rule structure of the relevant chapters.	horticultural or apiculture activities, including accessory buildings, but excludes mining, quarrying, plantation forestry activities, intensive indoor primary production and processing activities.
Summit Forests New Zealand Limited (S148)	S148.003	Definitions	FARMING	Not Stated	The definition of Farming excludes plantation forestry activities. This would appear to limit a farmer's ability to optimise their land use including their carbon emissions which is an objective of the proposed plan (SD-EP0-04). Rather than excluding production forestry activities, the definitions should be couched in terms of the primary purpose but, as with accessory buildings, allowing activities that are ancillary to that primary purpose.	Amend the definition of Farming to allow for plantation forestry activities that are ancillary to the primary purpose of agriculture, pastoral, horticulture, or apiculture activities
Horticulture New Zealand (S159)	S159.010	Definitions	FARMING	Oppose	Does not support the use of the term farming for horticultural primary production activities. Farming suggests pastoral land use and does not encompass the range of activities included in the definition. The definition is a subset of primary production so should include parts b) and c) from the definition of primary production so there is clear alignment with this definition	Rename the definition of 'Farming' to 'Rural production activities' and make consequential changes in the Plan. Amend the associated definition as follows: means the use of land for the purpose of agricultural, pastoral, horticultural or apiculture activities, including accessory buildings, but excludes mining, quarrying, plantation forestry activities, intensive indoor primary production and processing activities. Rural production activities mean the use of land for: a)

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						<p>agricultural, pastoral, horticultural or apiculture activities including accessory buildingsb) includes initial processing, as an ancillary activity, of commodities that result from the activities in a)c) includes any land and buildings used for the production of commodities from a) and used for the initial processing of the commodities in b).d) excludes mining, quarrying, plantation forestry activities, and intensive indoor primary production and further processing of commodities into a different product</p>
<p>Manulife Forest Management (NZ) Ltd (S160)</p>	<p>S160.004</p>	<p>Definitions</p>	<p>FARMING</p>	<p>Support in part</p>	<p>The submitter supports the exclusion of production forestry as it is defined.</p>	<p>Retain definition of Farming as defined, however throughout the plan where there is reference to farming in the objectives, policies or rules, replace farming with primary production or add plantation forestry into the farming definition.</p>
<p>NZ Agricultural Aviation Association (S182)</p>	<p>S182.004</p>	<p>Definitions</p>	<p>FARMING</p>	<p>Support in part</p>	<p>include agricultural aviation in the definition of farming so it is clear that it is part of the farming activity</p>	<p>Amend the definition of Farming means the use of land for the purpose of agricultural, pastoral, horticultural or apiculture activities, including accessory buildings and agricultural aviation, but excludes mining, quarrying, plantation forestry activities,</p>

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						intensive indoor primary production and processing activities. Note: this definition is a subset of primary production.
Northland Federated Farmers of New Zealand (S421)	S421.005	Definitions	FARMING	Support	Federated Farmers supports the inclusion of a definition for farming.	Retain the definition of 'farming'
Northland Federated Farmers of New Zealand (S421)	S421.199	Definitions	FARMING	Support in part	Not clarified	Amend the definition for 'farming' to include aircraft and helicopter movements where these are being used for operations as a part of farming on rural airstrips and landing areas
New Zealand Kiwifruit Growers Incorporated (S518)	S518.004	Definitions	FARMING	Support in part	It is considered that it would assist District Plan users if it was clear that orchard toilets, water well drilling and pump testing are included within the definition of "farming activities". Otherwise, there may be confusion regarding the rules that apply e.g. water well drilling and pump testing could be considered temporary activities.	Amend definition of 'Farming' to add a note as follows: 'For the avoidance of doubt, the definition of farming includes orchard toilets, the drilling of water wells and pump tests'.
Te Runanga o Ngai Takoto Trust (S390)	S390.020	Definitions	FRESHWATER	Support	The submitter considers that the definition of freshwater should refer to Te Mana o te Wai which includes the vital importance of water. When managing freshwater, it ensures the health and well-being of the water is protected and human health needs are provided for before enabling other uses of water. (See NPS-FW)	Amend the definition of Freshwater to include Te Mana o Te Wai.
Te Rūnanga o Whaingaroa (S486)	S486.030	Definitions	FRESHWATER	Support	Te Mana o te Wai refers to the vital importance of water. When managing freshwater, it ensures the health and well-being of the water is protected and human	Amend the definition of 'Freshwater' to include Te Mana o Te Wai

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					health needs are provided for before enabling other uses of water. (See NPS-FW)	
Te Rūnanga Ā Iwi O Ngāpuhi (S498)	S498.021	Definitions	FRESHWATER	Support	The submitter considers that the definition of freshwater should refer to Te Mana o te Wai which includes the vital importance of water. When managing freshwater, it ensures the health and well-being of the water is protected and human health needs are provided for before enabling other uses of water. (See NPS-FW)	Amend the definition of Freshwater to include Te Mana o Te Wai.
Horticulture New Zealand (S159)	S159.011	Definitions	FROST FANS OR HORTICULTURAL WIND MACHINES	Support	Definition is consistent with explanation of frost fans	Retain the definition of frost fan
Kapiro Conservation Trust (S442)	S442.027	Definitions	FUNCTIONAL NEED	Neutral	Recognize this is defined in the NPS-IB exposure draft and may yet be amended.	Retain definition.
Transpower New Zealand Ltd (S454)	S454.004	Definitions	FUNCTIONAL NEED	Support	Transpower supports the inclusion of this definition in the FNPDP.	Retain the definition of FUNCTIONAL NEED.
Top Energy Limited (S483)	S483.005	Definitions	FUNCTIONAL NEED	Support	Top Energy supports this definition as worded.	Retain the definition of 'Functional Need'
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.007	Definitions	FUNCTIONAL NEED	Neutral	Recognize this is defined in the NPS-IB exposure draft and may yet be amended	Retain definition
NZ Agricultural Aviation Association (S182)	S182.005	Definitions	GENERAL AVIATION ACTIVITY	Support in part	Seek to have a separate definition for Agricultural Aviation as per submission	Amend the definition for General aviation activity means the range of activities both commercial and non-commercial that are compatible to Airport activities and passenger services, and ancillary to the activities within the Airside or Landside Facilities and Operation Areas. These include, but are not limited to: - Flying clubs

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						<ul style="list-style-type: none"> - Flight training – Agricultural aviation - Light aircraft manufacturing - Aircraft maintenance
Fire and Emergency New Zealand (S512)	S512.004	Definitions	HAZARDOUS SUBSTANCE	Support	Fire and Emergency supports the definition of 'Hazardous Substance' being consistent with 'Hazardous Substances and New Organisms Act 1996'.	retain definition hazardous substance
Fire and Emergency New Zealand (S512)	S512.005	Definitions	HEIGHT	Support in part	Seek that calculated height does not include emergency service facilities and hose drying towers. Hose drying towers generally require around 12 to 15 metres. Alternatively, hose drying towers should be included in height standards for zones.	<p>amend definition height means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point excluding firefighting hose drying towers.</p> <p>OR</p> <p>Height standards in zones to exclude hose drying towers.</p>
PF Olsen Limited (S91)	S91.003	Definitions	HIGHLY PRODUCTIVE LAND	Oppose	The definition of Highly Productive Land is inconsistent with the definition contained in the National Policy Statement for Highly Productive Land.	Amend the definition to Highly Productive Land to be consistent with the requirements of the National Policy Statement for Highly Productive Land
Summit Forests New Zealand Limited (S148)	S148.004	Definitions	HIGHLY PRODUCTIVE LAND	Not Stated	The proposed definition does not allow for the easy identification of Highly Productive Land and is inconsistent with the definition contained in the National Policy Statement for Highly Productive Land. While the definition contained in the NPS is primarily based on the requirement for Regional Council's to map such land, the	Amend the definition to Highly Productive Land to be consistent with the requirements of the National Policy Statement for Highly Productive Land.

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					NPS does provide a definition that can be used in the absence of such mapping.	
Horticulture New Zealand (S159)	S159.012	Definitions	HIGHLY PRODUCTIVE LAND	Support in part	To be consistent with amendments to farming definition and to align with the National Policy Statement Highly Productive Land	Amend the definition of 'Highly productive land' as follows: means land that is, or has the potential to be, highly productive for farming rural production activities. It includes versatile soils and Land Use Capability Class 4 land and other Land Use Capability classes Land Use Capability, or has the potential to be, highly productive having regard to: <ol style="list-style-type: none"> 1. Soil type; 2. Physical characteristics; 3. Climate conditions; and 4. Water availability.
Manulife Forest Management (NZ) Ltd (S160)	S160.005	Definitions	HIGHLY PRODUCTIVE LAND	Support in part	The submitter considers that the definition does not provide certainty and is open to interpretation. LUC 1 to 4 should be included in the definition.	Amend the definition of Highly Productive Land as follows: Highly Productive Land means land that is, or has the potential to be, highly productive for farming activities. It includes versatile soils and Land Use Capability Class 1 to 4 land where that land shows regard to: <ol style="list-style-type: none"> 1. Soil type; 2. Physical characteristics; 3. Climate conditions; and 4. Water availability.

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Bentzen Farm Limited (S167)	S167.003	Definitions	HIGHLY PRODUCTIVE LAND	Oppose	<p>The proposed definition of Highly Productive Land refers to Land Use Capability Class 4 land which is generally not highly productive land.</p> <p>The definition should apply only to LUC 1, 2, and 3 consistent with the National Policy Statement for Highly Productive Land 2022. As drafted the definition is confusing with a stray reference to "Land Use Capability". Reference to "land-based primary production" in this definition rather than "farming activities" better gives effect to the National Policy Statement for Highly Productive Land 2022</p>	<p>Amend the definition of Highly Productive Land as follows: means land that is, or has the potential to be, highly productive for farming activities land-based primary production. It includes versatile soils and Land Use Capability Class 4 1, 2 and 3 land and other Land Use Capability Classes Land Use Capability, or has the potential to be, highly productive having regard to:</p> <ul style="list-style-type: none"> a. Soil type; b. Physical characteristics; c. Climate conditions; and d. Water availability.
The Shooting Box Limited (S187)	S187.003	Definitions	HIGHLY PRODUCTIVE LAND	Oppose	<p>Refer to submission for detailed reasons for decision requested relating, but not limited to, Clause 3.4 of the National Policy Statement for Highly Productive Land 2022.</p>	<p>Amend the definition of Highly Productive Land as follows: means land that is, or has the potential to be, highly productive for farming activities land-based primary production. It includes versatile soils and Land Use Capability Class 4 1, 2 and 3 land and other Land Use Capability classes Land Use Capability, or has the potential to be, highly productive having regard to:</p>

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						<p>a. Soil type; b. Physical characteristics; c. Climate conditions; and d. Water availability.</p>
Wendover Two Limited (S222)	S222.080	Definitions	HIGHLY PRODUCTIVE LAND	Support in part	amendments to the definition of Highly Productive Land also sought in this submission to support requested changes in the Rural Production zone	Not stated
Matauri Trustee Limited (S243)	S243.004	Definitions	HIGHLY PRODUCTIVE LAND	Oppose	<p>Clause 3.4 of the National Policy Statement for Highly Productive Land 2022 requires regional councils to map as highly productive land any land in its region that:</p> <p>(a) is in a general rural zone or rural production zone; and (b) is predominantly LUC 1, 2, or 3 land; and (c) forms a large and geographically cohesive area.</p> <p>The proposed definition of Highly Productive Land refers to Land Use Capability Class 4 land which is generally not highly productive land.</p> <p>The definition should apply only to LUC 1, 2, and 3 consistent with the National Policy Statement for Highly Productive Land 2022. The Section 32 Report on the Rural provisions assesses versatile soils as LUC 1, 2, or 3.</p> <p>The definition should similarly be revised to refer only to LUC 1, 2, or 3, in order to most efficiently and effectively achieve related objectives in the plan on protecting "highly productive land" from sterilisation and to enable it to be used for more productive forms of primary production (for example objective RPROZO3.</p> <p>In addition, as drafted the definition is confusing with a stray reference to "Land</p>	<p>Amend the definition of Highly Productive Land as follows: means land that is, or has the potential to be, highly productive for farming activities land-based primary production. It includes versatile soils and Land Use Capability Class 4 (inferred strikeout 1, 2 and 3 land and other Land Use Capability classes Land Use Capability, or has the potential to be, highly productive having regard to:</p> <p>a. Soil type; b. Physical characteristics; c. Climate conditions; and d. Water availability.</p>

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					Use Capability". Furthermore, reference to "land-based primary production" in this definition rather than "farming activities" better gives effect to the National Policy Statement for Highly Productive Land 2022.	
P S Yates Family Trust (S333)	S333.003	Definitions	HIGHLY PRODUCTIVE LAND	Support in part	Clause 3.4 of the National Policy Statement for Highly Productive Land 2022 requires regional councils to map as highly productive land any land in its region that: (a) is in a general rural zone or rural production zone; and (b) is predominantly LUC 1, 2, or 3 land; and (c) forms a large and geographically cohesive area.	Amend the definition of Highly Productive Land as follows: means land that is, or has the potential to be, highly productive for farming activities land-based primary production . It includes versatile soils and Land Use Capability Class-4 1, 2 and 3 land and other Land Use Capability classes Land Use Capability , or has the potential to be, highly productive having regard to: a. Soil type; b. Physical characteristics; c. Climate conditions; and d. Water availability.
Far North District Council (S368)	S368.029	Definitions	HIGHLY PRODUCTIVE LAND	Support in part	Correction: There is a typo within the definition of 'Highly Productive Land'	Amend the definition of 'Highly Productive Land' in line with the intended wording. means land that is, or has the potential to be, highly productive for farming activities. It includes versatile soils, and Land Use Capability Class 4 land. and other Land Use Capability classes of land where land is Land Use Capability , or has the potential to be, highly

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						productive having regard to: a. Soil type; b. Physical characteristics of the land and soil; and c. Climate conditions; and d. Water availability.
Far North District Council (S368)	S368.116	Definitions	HIGHLY PRODUCTIVE LAND	Support in part	the National Policy Statement for Highly Productive Land (NPS-HPL) has been released through the submission period of the PDP. The PDP uses that term and the term 'versatile soils' in multiple chapters. To enable better integration and consistency with the NPS-HPL amendments should be made in the PDP where the terms Highly Productive land and Versatile Soils are used	Amend, where necessary, instances where the terms 'Highly Productive land' and 'Versatile Soils' are used in the PDP, and make any other amendments necessary to give effect to the NPS-HPL.
Braedon & Cook Limited (S401)	S401.002	Definitions	HIGHLY PRODUCTIVE LAND	Support in part	Section 3.4 of the NPS for Highly Productive Land (NES HPL) directs regional council's to, as soon as practicably possible, map highly productive land (HPL) within its region. Until a regional policy statement with this mapping is made operative, Section 3.5(7) of the NPS HPL directs territorial authorities to apply the NPS as if references to HPL were references to land that is: - Zoned general rural or rural production; and - LUC 1, 2 or 3 land. The definition of 'Highly Productive Land' should be amended to align with the NPS HPL. Specifically, the definition should be amended to exclude the specific reference to LUC 4 soils,	Amend the definition of highly productive soils as follows: 1. Soil type; 2. Physical characteristics; 3. Climate conditions; and 4. Water availability.
Meridian Farm Ltd (S403)	S403.002	Definitions	HIGHLY PRODUCTIVE LAND	Support in part	Section 3.4 of the NPS for Highly Productive Land (NES HPL) directs regional council's to, as soon as practicably possible, map highly productive land (HPL) within its region. Until a regional policy statement with this mapping is made operative, Section 3.5(7) of the NPS HPL directs territorial authorities to apply the	Highly Productive Land means land that is, or has the potential to be, highly productive for farming activities. It includes versatile soils and Land Use Capability Class 4 land and

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					NPS as if references to HPL were references to land that is: Zoned general rural or rural production; and LUC 1, 2 or 3 land. Section 3.5(7) of the NPS HPL Notwithstanding the direction provided in section 3.5, the PDP definition of 'highly productive land' also includes LUC class 4 soils. This is not considered to align with the aforementioned direction provided by the NPS HPL.	other Land Use Capability classes Land Use Capability, or has the potential to be, highly productive having regard to: Soil type; Physical characteristics; Climate conditions; and Water availability.
Northland Federated Farmers of New Zealand (S421)	S421.006	Definitions	HIGHLY PRODUCTIVE LAND	Support	Federated Farmers supports the inclusion of a definition for Highly productive land.	Retain the definition of 'Highly productive land'
Kapiro Residents Association (S427)	S427.011	Definitions	HIGHLY PRODUCTIVE LAND	Support in part	Land that is regarded as highly productive (LUC Classes 1,2 and 3) is a strictly finite resource, essential for future food production for a growing population here and worldwide, and important for jobs and economic development. The recently issued National Policy Statement for Highly Productive Land requires councils to protect LUC Class 1-3 land from fragmentation and loss (outside of identified urban zones) and allows councils to protect other types of productive land in similar manner.	Retain definition of highly productive land which provides protection for a wider range of productive land, including water availability and other factors.
Kapiro Conservation Trust (S449)	S449.020	Definitions	HIGHLY PRODUCTIVE LAND	Support in part	Land that is regarded as highly productive (LUC Classes 1,2 and 3) is a strictly finite resource, essential for future food production for a growing population here and worldwide, and important for jobs and economic development. The recently issued National Policy Statement for Highly Productive Land requires councils to protect LUC Class 1-3 land from fragmentation and loss (outside of identified urban zones) and allows councils to protect other types of productive land in similar manner.	Retain definition of highly productive land which provides protection for a wider range of productive land, including water availability and other factors.

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New Zealand Eco Farms Ltd (S456)	S456.002	Definitions	HIGHLY PRODUCTIVE LAND	Support in part	<p>To ensure consistency with the NPS-HPL, the definition of 'Highly Productive Land' should be amended to exclude land containing LUC 4 soils Section 3.4 of the NPS-HPL directs regional council's to, as soon as practicably possible, map highly productive land within its region. Until a regional policy statement with this mapping is made operative, Section 3.5(7) of the NPS-HPL directs territorial authorities to apply the NPS as if references to HPL were references to land that is:</p> <ul style="list-style-type: none"> - Zoned general rural or rural production; and - LUC 1, 2 or 3 land. <p>Notwithstanding the direction provided above, the PDP definition of 'highly productive land' also includes LUC class 4 soils. This is not considered to align with the aforementioned direction provided by the NPS-HPL.</p>	<p>amend definition of highly productive land Highly Productive Land means land that is, or has the potential to be, highly productive for farming activities. It includes versatile soils and Land Use Capability Class 4 land and other Land Use Capability classes Land Use Capability, or has the potential to be, highly productive having regard to:</p> <ul style="list-style-type: none"> - Soil type; - Physical characteristics; - Climate conditions; and - Water availability
Waiaua Bay Farm Limited (S463)	S463.001	Definitions	HIGHLY PRODUCTIVE LAND	Not Stated	Superseded by National Policy Statement for Highly Productive Land 2022 ("NPS-HPL").	<p>Amend the definition of 'Highly productive land' as follows:means land that is, or has the potential to be, highly productive for farming activities. It includes versatile soils and Land Use Capability Class 4 land and other Land Use Capability classes Land Use Capability, or has the potential to be, highly productive having regard to:Soil type; Physical characteristics; Climate conditions; andWater availability. Highly productive land has the same meaning as</p>

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						in the National Policy Statement for Highly Productive Land 2022.
Northland Planning and Development 2020 Limited (S502)	S502.002	Definitions	HIGHLY PRODUCTIVE LAND	Support in part	The changes proposed are consistent with the interpretation in the NPS for Highly Productive Land which covers soil classes 1 - 3. The changes made are sought to align with the NPS. We refer Council to the NPS, Interpretation, Section 3.4 & 3.5 which stipulates that Highly productive land is classes 1 - 3.	Amend the definition of Highly Productive Land: means land that is, or has the potential to be, highly productive for farming activities. It includes versatile soils and Land Use Capability Class 4 land and other Land Use Capability classes Land Use Capability, or has the potential to be, highly productive having regard to: a. Soil type; b. Physical characteristics; c. Climate conditions; and d. Water availability.
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S522)	S522.011	Definitions	HIGHLY PRODUCTIVE LAND	Support in part	Land that is regarded as highly productive (LUC Classes 1,2 and 3) is a strictly finite resource, essential for future food production for a growing population here and worldwide, and important for jobs and economic development. The recently issued National Policy Statement for Highly Productive Land requires councils to protect LUC Class 1-3 land from fragmentation and loss (outside of identified urban zones) and allows councils to protect other types of productive land in similar manner.	Retain definition of highly productive land which provides protection for a wider range of productive land, including water availability and other factors.

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Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.027	Definitions	HIGHLY PRODUCTIVE LAND	Support in part	We support the PDP's definition of highly productive land which includes versatile soils, LUC Class 4 land and other LUC classes that have the potential to be highly productive having regard to soil type, physical characteristics, climatic conditions and water availability. However, the name could perhaps be changed (throughout the PDP) to 'priority productive land' or 'significant productive capacity' or other phrase to reduce potential confusion with the new NPS-HPL.	Amend the title of the definition to 'priority productive land' or 'significant productive capacity' or other phrase to reduce potential confusion with the new NPS-HPL.
Carbon Neutral NZ Trust (S529)	S529.019	Definitions	HIGHLY PRODUCTIVE LAND	Support in part	Land that is regarded as highly productive (LUC Classes 1,2 and 3) is a strictly finite resource, essential for future food production for a growing population here and worldwide, and important for jobs and economic development. The recently issued National Policy Statement for Highly Productive Land requires councils to protect LUC Class 1-3 land from fragmentation and loss (outside of identified urban zones) and allows councils to protect other types of productive land in similar manner.	Retain definition of highly productive land which provides protection for a wider range of productive land, including water availability and other factors.
Carbon Neutral NZ Trust (S529)	S529.151	Definitions	HIGHLY PRODUCTIVE LAND	Support	We support the PDP's definition of highly productive land which includes versatile soils, LUC Class 4 land and other LUC classes that have the potential to be highly productive having regard to soil type, physical characteristics, climatic conditions and water availability.	Retain definition of 'Highly Productive land'
Kiwi Fresh Orange Company Limited (S554)	S554.004	Definitions	HIGHLY PRODUCTIVE LAND	Oppose	Following the notification of the PDP, the National Policy Statement on Highly Productive land (NPSHPL) was released. The definition of Highly Productive Land should be consistent with the definitions of the NPS-HPL. Section 3.5(7) of the NPS-HPL includes LUC 1, 2 and 3, but not LUC 4 soils. LUC 4 soils should not be referred to within the PFNDC as Highly Productive Land to ensure	Amend the definition of Highly Productive Land to the definition in the NPS-HPL: " means land that has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) for what is

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					that there is consistency with how the NPS-HPL is applied.	treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)"
Te Rūnanga o Whaingaroa (S486)	S486.023	Definitions	HISTORIC HERITAGE	Oppose	Council proposes to undertake the identification of more sites and areas in partnership with tāngata whenua 2 years post Council decisions, subject to funding, RMA and LGA reforms. In the interim, unscheduled SoCS will be unprotected and at a minimum TW-P6 will need to be applied.	Amend the plan to ensure that the definition of historic heritage, heritage management, cultural landscapes which includes sites of significance to Māori, including wāhi tapu, does not give rise to conflicts and inconsistencies between the definitions
Northland Planning and Development 2020 Limited (S502)	S502.003	Definitions	HOME BUSINESS	Support in part	By using the word incidental this implies the commercial activity needs to specifically be in connection to a residential activity (people living accommodation). The zone rules include additional criteria to be a permitted activity, some of which are not incidental to a residential activity. Part b is not required.	Amend the definition of Home Business: means a commercial activity that is: a. undertaken or operated by at least one resident of the site; and b. incidental to the use of the site for a residential activity.
Horticulture New Zealand (S159)	S159.013	Definitions	HORTICULTURE PROCESSING FACILITY	Support	Provides a reasonable overview of activities undertaken in a facility	Retain definition of 'Horticulture processing facility'
Lynley Newport (S121)	S121.001	Definitions	IMPERMEABLE SURFACE	Support in part	Unfortunately the National Planning Standards do not include a definition of "impermeable surface". The definition proposed to be used by the Council does not adequately take into account surfaces that are semi-permeable or have run-off coefficients substantially different from hard	Amend Impermeable Surface definition - go back to the drawing board and reach consensus with the district's engineering fraternity as to (a) what truly constitutes an impermeable surface; and (b) then look to treat shared ROW's the

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					surfaces. Neither does the definition treat shared ROW's equitably with access lots. The same rationale should apply to both, with the area of impermeable surface within a shared ROW, shared out between the users rather than falling completely onto the 'burdened' or 'servient' tenement property. The council did a considerable amount of work several years ago trying to come up with a better and fairer definition of impermeable surface - it seems to have thrown those efforts out (or has no record of them???)	same way as Access Lots;
Haigh Workman Limited (S215)	S215.053	Definitions	IMPERMEABLE SURFACE	Support in part	The essential element of the definition of impermeable surfaces is in the heading: impermeable means creating 'a barrier to water penetration in to the ground'. The definition of Impermeable Surfaces should exclude properly designed and constructed permeable paving. We suggest a third exclusion to the definition: (iii) permeable surfacing that does not create a barrier to water entering the ground. Note: there is an error in copying the definition of impermeable surface from the Operative District Plan to the Proposed District Plan: Exclusion (i) should read 'water storage tanks occupying up to a maximum cumulative area of 20m2'	Amend exclusion (i) to 'water storage tanks occupying up to a maximum cumulative area of 20m2' Add exclusion (iii) 'permeable surfacing that does not create a barrier to water entering the ground'.
Richard G A Palmer (S248)	S248.002	Definitions	IMPERMEABLE SURFACE	Support in part	an impermeable surface should always be what it says - impermeable. An aggregate covered area is no less permeable than a bare earth area - and in fact probably more so in terms of absorbing water flow. this has a flow on effect with RLZ-R2. if you have a long metal driveway on a large block of land you are caught illogically by the 2500m2 rule. That figure would be fine if driveways were not included. with driveways included people are caught despite not actually having an impermeable surface anywhere like the limit.	amend the definition of impermeable surface to replace "including" with "excluding" if this is not agreed amend increase the area from 2500m2 to 5000m2. in the rural lifestyle zone RU1e RLZ-R2

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Far North District Council (S368)	S368.002	Definitions	IMPERMEABLE SURFACE	Support in part	Typo. Within the exclusions of the Impermeable Surface definition, the reference to the area provided for water storage tanks is incorrect. The maximum cumulative area of 2m ² is a typo and should be 20m ² . This definition comes from the Operative Far North District Plan and was intended to be brought into the PDP verbatim.	Amend the definition of Impermeable surface; "...e. roof coverage area on plan; But excludes: i. water storage tanks occupying up to a maximum cumulative area of 20m ² ; and..."
Northland Planning and Development 2020 Limited (S502)	S502.004	Definitions	IMPERMEABLE SURFACE	Support in part	Spelling error. Reads as desks instead of decks. The word 'less' appears to be missing. Water storage tanks of 20m ² (allows for two tanks as of right) can be excluded. Assume the 2m ² is a typo.	Amend the definition of Impermeable Surface: means in relation to any site means any building or surface on or over the land which creates a barrier to water penetration in to the ground. This definition includes but is not restricted to: a. decks (including decks less than 1m in height above the ground) excluding open slatted decks where there are gaps between the boards; b. pools, but does not include pools designed to operate as a detention pond; c. any surfaced area used for parking, manoeuvring, access or loading of motor vehicles, including areas covered with aggregate; d. areas that are paved with concrete, asphalt, open jointed slabs, bricks, gobi or materials with similar properties to those listed; e. roof coverage area on plan;

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						<p>But excludes:</p> <ul style="list-style-type: none"> i. water storage tanks occupying up to a maximum cumulative area of 20m²; and ii. paths and paving less than 1 metre wide, provided they are separated from other impermeable surfaces by a minimum of 1 metre. <p>For the purpose of calculating impermeable surfaces account shall not be taken of any additional areas that are overlapped by another form of impermeable surfaces. In the case of jointly owned access lots that contain impermeable surfaces within their boundaries, the total area of these impermeable surfaces are to be divided equally and considered as parts of the various sites served by the access lot for the purpose of determining compliance with the relevant stormwater management rules.</p>
<p>Our Kerikeri Community Charitable Trust (S271)</p>	<p>S271.002</p>	<p>Definitions</p>	<p>INFRASTRUCTURE</p>	<p>Support</p>	<p>not stated</p>	<p>Retain as drafted</p>

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KiwiRail Holdings Limited (S416)	S416.001	Definitions	INFRASTRUCTURE	Support	The definition as proposed which replicates the RMA definition, is supported by KiwiRail, noting clause (g) includes rail.	Retain the definition of 'infrastructure'
Kapiro Conservation Trust (S446)	S446.002	Definitions	INFRASTRUCTURE	Support		Retain as drafted
Transpower New Zealand Ltd (S454)	S454.005	Definitions	INFRASTRUCTURE	Support	Transpower supports the inclusion of this definition in the FNPDP.	Retain the definition of INFRASTRUCTURE.
Top Energy Limited (S483)	S483.006	Definitions	INFRASTRUCTURE	Support	Top Energy supports the definition of Infrastructure, in particular the inclusion of clause d which specifically provides for electricity infrastructure	Retain the definition of 'Infrastructure'
Radio New Zealand (S489)	S489.001	Definitions	INFRASTRUCTURE	Support	Definition of infrastructure is as per Section 2 of the RMA	Retain definition of 'infrastructure'
Ngā Tai Ora - Public Health Northland (S516)	S516.016	Definitions	INFRASTRUCTURE	Not Stated	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.	Amend references to "infrastructure" and "development infrastructure" where necessary to avoid duplication and ensure consistency.
Ngā Tai Ora - Public Health Northland (S516)	S516.018	Definitions	INFRASTRUCTURE	Not Stated	Infrastructure should be considered more holistically to include the natural environment such as trees and waterbodies.	Amend the definition of 'infrastructure' to include natural solutions
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.002	Definitions	INFRASTRUCTURE	Support	not stated	Retain as drafted
Carbon Neutral NZ Trust (S529)	S529.067	Definitions	INFRASTRUCTURE	Support	not stated	Retain as drafted
New Zealand Pork Industry Board (S55)	S55.005	Definitions	INTENSIVE INDOOR PRIMARY PRODUCTION	Support	The definitions and associated rule structure for farming activities within the district should clearly define and delineate between intensive and extensive farming activities. At present, only intensive indoor primary	retain the definition of Intensive Indoor Primary Production where this is supported by the addition of definitions to cover the typical range of primary production activities that

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					production is defined, which means that all other types of farming activity would be captured by the definition of 'farming'. Pig farming which occurs outdoors may produce effects consistent with intensive farming in certain situations or circumstances (such as high stocking rates). This should be recognised in the plan and those activities protected from reverse sensitivity associated with sensitive activities. A definition and rule structure that also accounts for outdoor intensive primary production activities and outdoor extensive primary production activities would give clarity to the plan.	can be deemed intensive or extensive.
New Zealand Pork Industry Board (S55)	S55.007	Definitions	INTENSIVE INDOOR PRIMARY PRODUCTION	Support	The definitions and associated rule structure for farming activities within the district should clearly define and delineate between intensive and extensive farming activities. At present, only intensive indoor primary production is defined, which means that all other types of farming activity would be captured by the definition of 'farming'. Pig farming which occurs outdoors may produce effects consistent with intensive farming in certain situations or circumstances (such as high stocking rates). This should be recognised in the plan and those activities protected from reverse sensitivity associated with sensitive activities. A definition and rule structure that also accounts for outdoor intensive primary production activities and outdoor extensive primary production activities would give clarity to the plan.	retain definition of Intensive Indoor Primary Production (as per National Planning Standards) means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.
Horticulture New Zealand (S159)	S159.014	Definitions	INTENSIVE INDOOR PRIMARY PRODUCTION	Support	The definition is from the National Planning Standards so supported	Retain definition of 'Intensive indoor primary production'
Northland Planning and Development	S502.005	Definitions	LAND SUSCEPTIBLE TO	Support in part	Clarification is needed in regards to point 7. Does this mean if earthworks have occurred within 20m of a development area that the land automatically falls into this category? In	Amend the definition of Land Susceptible to Instability point 7 to clarify relationship with rule EW-S7

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2020 Limited (S502)			INSTABILITY		the event this is captured we seek relief that this be further clarified as rule EW-S7 requires that earthworks must not result in any instability of land at or beyond the boundary of the property where the earthworks occur. This means that if you are undertaking earthworks within 20m of a site boundary which now includes digging a trench, putting in place a pile etc. that you cannot comply with this standard.	
Bunnings Limited (S371)	S371.007	Definitions	LARGE FORMAT RETAIL	Support in part	Bunnings considers that the reliance on a performance standard (gross business area) for this definition is flawed. It is confusing in a predominantly activities based plan, results in difficult interaction with other activities based definitions, and results in unclear rules. Bunnings seeks: 1. the definition be reviewed to relate to the type of retail Council want to manage through this definition, and rely on performance standards to manage effects 2. Trade Supplier be expressly excluded (noting S371.004)	Amend the definition of Large Format Retail to remove reference to Gross Floor Area, and expressly exclude Trade Suppliers
McDonalds Restaurants NZ Limited (S385)	S385.003	Definitions	LARGE FORMAT RETAIL	Support in part	McDonald's considers that the reliance on a performance standard (gross business area) for this definition is flawed. It is confusing in a predominantly activities based plan, results in difficult interaction with other activities based definitions, and results in unclear rules. McDonald's seek that the definition for Large Format Retail be reviewed to relate to the type of retail activity Council want to manage through this definition, and rely on performance standards to manage scale and associated effects.	Amend definition of Large Format Retail to removed reference to Gross Floor Area and refer to retail activities that Council wants to capture through this definition.
Top Energy Limited (S483)	S483.007	Definitions	LARGE SCALE RENEWABLE ELECTRICITY GENERATION	Support	Top Energy supports this definition as worded.	Retain the definition of 'Large Scale Renewable Electricity Generation Activities'

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			ON ACTIVITIES			
Waka Kotahi NZ Transport Agency (S356)	S356.001	Definitions	LIMITED ACCESS ROAD	Support in part	The definition is not quite accurate as specified in the Government Roothing Powers Act 1989. A large portion of the State Highway network is LAR but not all.	Amend definition as follows: "LARs are not a road for the purposes of subdivision unless the Minister of Transport agrees in a particular instance upon a recommendation from Transit New Zealand that it can be used as such. a notice is issued under s93 of the Government Roothing Powers Act 1989. LARs in the district also include most of the State Highway network, all Strategic Roads and urban portions of Arterial Roads (those parts within speed restriction signs).
Kingheim Limited (S461)	S461.005	Definitions	MAINTENANCE	Not Stated	definitions for maintenance only relate to 'heritage items'. Therefore, it is unclear whether it is intended for this rule to apply to all buildings in the CE, or just historical buildings.	amend definition to clarify whether it applies to buildings in the coastal environment
Northland Planning and Development 2020 Limited (S502)	S502.006	Definitions	MAINTENANCE	Support in part	The words maintenance and repair occur in many places within the plan. We seek clarification on whether it is the intent that in all instances where the words maintenance and repair are used in this plan whether they are restricted to heritage items only.	Amend the definition of 'Maintenance' to clarify whether it is the intent that in all instances where the word 'Maintenance' is used in this plan whether it is restricted to heritage items only.
Waitangi Limited (S503)	S503.001	Definitions	MAINTENANCE	Not Stated	The words maintenance and repair occur in many places within the Proposed District plan. We seek clarification on whether it is the intent that in all instances where the words maintenance and repair are used in this plan that they are restricted to heritage items only.	Amend the definition of 'Maintenance' to clarify whether it is the intent that in all instances where the word 'Maintenance' is used in this plan whether it is restricted to heritage items only.

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Kāinga Ora Homes and Communities (S561)	S561.004	Definitions	MAORI LAND	Support	Provides for good development outcomes across the District, particularly enabling the use and development of Māori land which represents some 17% of land ownership in the Far North.	Retain the definition as notified
Traverse Ltd (S328)	S328.005	Definitions	MULTI-UNIT DEVELOPMENT	Not Stated	The proposed definition for 'Multi-Unit Development' is group of two or residential units contained within one contiguous building. It is unclear why the definition requires residential units to be contained within one contiguous building.	Amend the definition of multi-unit development as follows - Means a group of two or more residential units contained within one contiguous building. located on the same site
BR and R Davies (S400)	S400.006	Definitions	MULTI-UNIT DEVELOPMENT	Oppose	The proposed definition for 'Multi-Unit Development' is group of two or residential units contained within one contiguous building. It is unclear why the definition requires residential units to be contained within one contiguous building.	Amend the definition of multi-unit development as follows - Means a group of two or residential units contained within one contiguous building. located on the same site
Roman Catholic Bishop of the Diocese of Auckland (S413)	S413.001	Definitions	MULTI-UNIT DEVELOPMENT	Oppose	<p>i) National Planning Standards do not define Multi-Unit Development.</p> <p>ii) The definition chosen by FNDC is too rigid and is contrary to the objective to enable different types of residential developments in the district.</p> <p>.iii) Historically, multi-unit developments have been built in the district to provide economical housing for the elderly. The existing multi-unit development of Senior Citizens Housing at Tawanui Road, Kaikohe is a good example. It contains several buildings with 3-4 residential units in each.</p> <p>iv) The number of houses that can be built on a site must be in relation to the land area available for development as in the Operative District Plan. The style of development i.e. whether the units are contained within one building or detached are design choices that will enable different types of residential developments in the district.</p>	Amend it to mean: a development group of two three or more residential units contained within one contiguous building site .

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LMD Planning Consultancy (S419)	S419.001	Definitions	MULTI-UNIT DEVELOPMENT	Oppose	<p>i) National Planning Standards do not define Multi-Unit Development.</p> <p>ii) The definition chosen is too rigid and is contrary to the objective to enable different types of residential developments in the district.</p> <p>iii) Historically, multi-unit developments have been built in the district to provide economical housing for the elderly.</p> <p>iv) The number of houses that can be built on a site must be in relation to the land area available for development as in the Operative District Plan. The style of development i.e. whether the units are contained within one building or detached are design choices that will enable different types of residential developments in the district.</p>	<p>Amend the definition of multi-unit development as follows: means a group of two or more residential units contained within one contiguous building A development of three or more residential units contained within one contiguous site.</p>
Kāinga Ora Homes and Communities (S561)	S561.008	Definitions	MULTI-UNIT DEVELOPMENT	Oppose	<p>It is considered that multi-unit developments can be in the form of detached units and attached units and a separate definition is not required. In addition to this amendment, consequential changes are sought for the rules currently referencing multi-unit development (as set out in this submission) to include provisions for three or more units to be assessed based as a Restricted Discretionary activity based on design outcomes sought. This would enable a range of multi-unit typologies - multiple standalone units, terrace housing & apartments.</p>	<p>Delete the definition of Multi-Unit Development</p>
Transpower New Zealand Ltd (S454)	S454.008	Definitions	NATIONAL GRID	Support	<p>Transpower supports the inclusion of this definition in the FNPDP.</p>	<p>Retain the definition of NATIONAL GRID.</p>
Top Energy Limited (S483)	S483.008	Definitions	NATIONAL GRID	Support	<p>Top Energy supports the definition, noting that Transpower will be better placed to comment on suitability of exact wording.</p>	<p>Retain the definition of 'National Grid'</p>
Horticulture New Zealand (S159)	S159.015	Definitions	NATIONAL GRID CORRIDOR	Support in part	<p>The National Grid corridor is specifically for subdivision purposes so should be referred to as such</p>	<p>Amend the term to National Grid Subdivision Corridor</p>
Northland Federated Farmers of	S421.008	Definitions	NATIONAL GRID CORRIDOR	Support	<p>Federated Farmers supports the proposed definitions for the national grid corridor and national grid yard which includes a 12-metre</p>	<p>Retain the definition of 'National grid corridor'</p>

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New Zealand (S421)					setback from support structures located within these areas. Federated Farmers would not and does not support any attempt to increase the width of the setbacks within the corridor and yard.	
Transpower New Zealand Ltd (S454)	S454.009	Definitions	NATIONAL GRID CORRIDOR	Not Stated	Transpower supports the inclusion of a definition of the National Grid Subdivision Corridor within the FNPDP however the definition in the FNPDP is incorrect and requires amendment. In addition, the diagram is not consistent with Transpower requirements and we request that this be amended.	Delete the proposed definition of NATIONAL GRID CORRIDOR and replace it with the definition of NATIONAL GRID SUBDIVISION CORRIDOR as follows: NATIONAL GRID SUBDIVISION CORRIDOR means, as depicted in Diagram 1, the area measured either side of the centre line of any above ground electricity transmission line as follows: 14m of a 110kV transmission line on single poles;16m of a 110kV transmission line on pi poles;32m of a 110kV transmission line on towers (including tubular steel towers where these replace steel lattice towers);37 metres of a 220kV transmission lines on towers (including tubular steel towers where these replace steel lattice towers);The measurement of setback distances from National Grid transmission lines shall be undertaken from the centre line of the National Grid transmission line and the outer

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						<p>visible edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.Note: the National Grid Subdivision Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated</p> <p>Insert Diagram 1 in the submission: National Grid Yard and National Grid Subdivision Corridor.</p>
<p>Top Energy Limited (S483)</p>	<p>S483.009</p>	<p>Definitions</p>	<p>NATIONAL GRID CORRIDOR</p>	<p>Support</p>	<p>Top Energy supports the definition, noting that Transpower will be better placed to comment on suitability of exact wording.</p>	<p>Retain the definition of 'National Grid Corridor'</p>
<p>Horticulture New Zealand (S159)</p>	<p>S159.016</p>	<p>Definitions</p>	<p>NATIONAL GRID YARD</p>	<p>Oppose</p>	<p>The definition of National Grid Yard is not clear and applies a 12m distance from all support structures. There should be differentiation between poles and towers</p>	<p>Amend the definition of 'National grid yard' to: means the area located within:</p> <ul style="list-style-type: none"> • 12 metres in any direction from the visible outer edge of a National Grid support structure tower; or • 10m in any direction from a National Grid single pole or pi-pole; or

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						<ul style="list-style-type: none"> • The area located within 10m either side of the centreline of any overhead 110kV National Grid line on single or pi-pole; or • The area located within 12m either side of the centre line of any overhead National Grid line on towers. • support structure and the area located 12 metres either side of the centreline of an overhead National Grid line. <p>Note: the measurement of setback distances from National Grid electricity lines shall be taken from the centre line of the National Grid line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.</p>
<p>Northland Federated Farmers of New Zealand (S421)</p>	<p>S421.009</p>	<p>Definitions</p>	<p>NATIONAL GRID YARD</p>	<p>Support</p>	<p>Federated Farmers supports the proposed definitions for the national grid corridor and national grid yard which includes a 12-metre setback from support structures located within these areas.</p>	<p>Retain the definition of 'National grid yard'</p>

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					Federated Farmers would not and does not support any attempt to increase the width of the setbacks within the corridor and yard.	
Transpower New Zealand Ltd (S454)	S454.010	Definitions	NATIONAL GRID YARD	Not Stated	Transpower supports the inclusion of a definition of the National Grid Yard within the FNPDP however, the definition in the FNPDP is incorrect and requires amendment.	Delete the proposed definition of NATIONAL GRID YARD and replace it as follows: NATIONAL GRID YARD means (as shown in Diagram 1):- the area located 10 metres either side of the centreline of an overhead 110kV National Grid transmission line on single poles;- the area located 12 metres in any direction from the outer visible edge of a National Grid support structure;- the area located 12 metres either side of the centreline of any overhead National Grid transmission line on pi poles or towers (including tubular steel towers where these replace steel lattice towers). Insert Diagram 1 in the submission: National Grid Yard and National Grid Subdivision Corridor.
Top Energy Limited (S483)	S483.010	Definitions	NATIONAL GRID YARD	Support	Top Energy supports the definition, noting that Transpower will be better placed to comment on suitability of exact wording.	Retain the definition of 'National Grid Yard'
Director-General of Conservation (Department)	S364.016	Definitions	NET GAIN	Support	The Director-General supports the definition of Net Gain.	Retain the definition of Net Gain

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of Conservation) (S364)						
Kapiro Conservation Trust (S442)	S442.028	Definitions	NET GAIN	Neutral	No reason stated.	Retain definition.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.008	Definitions	NET GAIN	Neutral		Retain definition
Top Energy Limited (S483)	S483.011	Definitions	NETWORK UTILITY	Support	Top Energy supports this definition as worded.	Retain the definition of 'Network Utility'
Radio New Zealand (S489)	S489.002	Definitions	NETWORK UTILITY	Support	No comment	Retain definition of 'network utility'
KiwiRail Holdings Limited (S416)	S416.004	Definitions	NETWORK UTILITY OPERATOR	Support	KiwiRail support use of the RMA definition of Network Utility Operator, which includes railway activities in clause (f).	Retain the definition of 'Network utility operator'
Transpower New Zealand Ltd (S454)	S454.011	Definitions	NETWORK UTILITY OPERATOR	Support	Transpower supports the inclusion of this definition in the FNPDP.	Retain the definition of NETWORK UTILITY OPERATOR
Top Energy Limited (S483)	S483.012	Definitions	NETWORK UTILITY OPERATOR	Support	Top Energy supports this definition as worded.	Retain the definition of 'Network Utility Operator'
Radio New Zealand (S489)	S489.003	Definitions	NETWORK UTILITY OPERATOR	Support	Definition of network utility operator is as per section 166 of the RMA	Retain definition of 'Network Utility Operator'
Lynley Newport (S121)	S121.003	Definitions	NO NET LOSS	Support in part	"Net Gain" and "No Net Loss". These two definitions don't operate on a level playing field. To achieve a net gain a person has to prove 'measurable' positive effects of actions. Yet there is no requirement to 'measure' net loss? The burden of proof should be equal, otherwise a party applying for something requiring to prove 'measurable' positive effects can simply have their application dismissed because Council can	Amend definition of "no net loss" to read: "means that the measurable positive effects of actions match any measurable loss of extent or values..."

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					claim there will be a net loss without 'measurement' being required.	
Kapiro Conservation Trust (S442)	S442.029	Definitions	NO NET LOSS	Support in part	This definition generally reflects the NPS-FW. However, the NPS does not refer to the offset within the definition. The NPS-FW rather refers to the type of habitat.	Amend "Means the measurable positive effects of actions match any loss of extent or values over space and time, taking into account the type, values function and location of the ecosystem type or the species type meant to be offset indigenous biodiversity offset " or some other words to this effect.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.009	Definitions	NO NET LOSS	Support in part	This definition generally reflects the NPS-FW. However, the NPS does not refer to the offset within the definition. The NPS-FW rather refers to the type of habitat.	Amend "Means the measurable positive effects of actions match any loss of extent or values over space and time, taking into account the type, values function and location of the ecosystem type or the species type meant to be offset indigenous biodiversity offset " or some other words to this effect.
Horticulture New Zealand (S159)	S159.017	Definitions	NOISE SENSITIVE ACTIVITY	Support	Agree with definition	Retain definition of 'Noise sensitive activity'
New Zealand Defence Force (S217)	S217.002	Definitions	NOISE SENSITIVE ACTIVITY	Support	The definition of Noise Sensitive Activities is considered appropriate.	Retain the definition as drafted.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.005	Definitions	NOISE SENSITIVE ACTIVITY	Support in part	The submitter supports the inclusion of educational facilities within the definition of Noise Sensitive Activity as it will protect them from surrounding or proposed noise activities that could disrupt a productive indoor and outdoor classroom environment. Suggest	Amend definition of Noise Sensitive Activity as follows: Noise sensitive activity means buildings or land that may be affected by noise and require a

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					minor amendment as to be consistent with the definition of educational facility.	higher standard of amenity. These include: <ul style="list-style-type: none"> - residential or living activities; - educational facilities; - health facilities; - community facilities; and - visitor accommodation.
Z Energy Limited (S336)	S336.002	Definitions	NOISE SENSITIVE ACTIVITY	Support	Z Energy supports the definition of Noise Sensitive Activity.	Retain the definition of noise sensitive activity
KiwiRail Holdings Limited (S416)	S416.003	Definitions	NOISE SENSITIVE ACTIVITY	Support in part	The definition as proposed includes the relevant activities that are typically sensitive to noise, and this is supported by KiwiRail but suggested to be altered for clarification	Amend the definition of 'Noise sensitive activity' as follows: 'means buildings or land that may be affected by noise and require a higher standard of amenity. These include: <ul style="list-style-type: none"> - residential or living activity, including activity in visitor accommodation or retirement accommodation, including boarding houses, residential visitor accommodation and papakāinga; - educational facilities; - health facilities, including hospitals; - community facilities - congregation within any place of worship; and- activity at a marae Or any such alternative relief to ensure that all appropriate

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						noise sensitive activities are covered by this definition.
New Zealand Motor Caravan Association (S438)	S438.006	Definitions	NOISE SENSITIVE ACTIVITY	Oppose	Camping grounds do not form part of sensitive activities as this activity is transitory in nature and provides for accommodation on a temporary basis. The effects can also be moderated through site specific management as many of the activities in a camping ground are not permanently attached to land and people can be moved easily and forewarned in the event of a risk or natural hazard.	Amend the definition of 'Noise Sensitive Activity' to include a subcategory which excludes campgrounds.
Radio New Zealand (S489)	S489.004	Definitions	NOISE SENSITIVE ACTIVITY	Support	No comment	Retain definition of 'noise sensitive activity'
Radio New Zealand (S489)	S489.007	Definitions	NOISE SENSITIVE ACTIVITY	Support	RNZ supports a definition for sensitive activity in the Proposed Plan. NZ notes that the definition for "noise sensitive activity" is similar to that for "sensitive activity" and queries whether the two definitions may be combined.	Retain a definition of 'sensitive activity', but consider combining the definitions for 'noise sensitive activity' and 'sensitive activity'
KiwiRail Holdings Limited (S416)	S416.005	Definitions	OFFICIAL SIGN	Support	KiwiRail support the definition of safety signage.	Retain the definition of 'Official sign'
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.006	Definitions	OPERATIONAL NEED	Support	The submitter supports the inclusion of a definition for 'Operational Need' as it is consistent with the definitions in the National Planning Standards. In addition, at times, the Ministry and other education providers have an operational need to maintain, expand or establish educational facilities in areas prone to natural hazards to provide social infrastructure (as provided for in the new definition of additional infrastructure), for existing communities in areas susceptible to natural hazards. There are proposed provisions which relate to buildings and infrastructure which have an operational need to be established in natural hazard areas.	Retain the definition of 'Operational Need' as proposed.

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KiwiRail Holdings Limited (S416)	S416.006	Definitions	OPERATIONAL NEED	Support	KiwiRail supports the definition which enables existing investment in networks to be considered through plan policy and rules.	Retain the definition of 'Operational need'
Kapiro Conservation Trust (S442)	S442.030	Definitions	OPERATIONAL NEED	Neutral	Recognize this is defined in the NPS-IB exposure draft and may yet be amended.	Retain definition.
Transpower New Zealand Ltd (S454)	S454.006	Definitions	OPERATIONAL NEED	Support	Transpower supports the inclusion of this definition in the FNPDP.	Retain the definition of OPERATIONAL NEED.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.010	Definitions	OPERATIONAL NEED	Neutral	Recognize this is defined in the NPS-IB exposure draft and may yet be amended	Retain
Fire and Emergency New Zealand (S512)	S512.006	Definitions	OPERATIONAL NEED	Support	The ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health, safety and wellbeing of people and the community. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and response times so that we can efficiently and effectively respond to emergency call outs in a timely way, thus avoiding or mitigating the potential for adverse effects associated with fire hazard and other emergencies.	retain definition operational need
Northland Planning and Development 2020 Limited (S502)	S502.007	Definitions	OUTDOOR LIVING SPACE	Support in part	Needs clarification. If the outdoor space is a deck, does it matter if the deck is partially enclosed eg: roof, sides enclosed etc.	Amend the definition of Outdoor Living Space to clarify if the outdoor space is a deck, does it matter if the deck is partially enclosed eg: roof, sides enclosed
Te Aupōuri Commercial Development Ltd (S339)	S339.003	Definitions	PAPAKĀINGA	Support	TACDL supports the inclusive intention of this definition, however, it is concerned that the broadness and reference to undefined terms make it unclear and may make it challenging to determine whether it is a permitted activity or not. Undefined terms	Amend the term Papakāinga to remove vague terminology as follows: means an activity undertaken to support traditional Māori cultural living for tangata whenua residing in

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					<p>include: - Social activity; - Cultural activity; and - Economic activity. This issue may be resolved by nesting tables, however, TACDL seek that FNDC refine the definition for "papakāinga" to ensure clear and consistent application and interpretation of the activity and definition.</p>	<p>the Far North District on: 1. Māori land; 2. Treaty Settlement Land; 3. Land which is the subject of proceedings before the Māori land court to convert the land to Māori land; or 4. General land owned by Māori where it can be demonstrated that there is an ancestral link identified. Papakāinga may include (but is not limited to) residential, social, Māori, cultural, economic commercial, conservation and recreation activities, marae, wāhi tapu and urupā</p>
<p>Wakaiti Dalton (S355)</p>	<p>S355.002</p>	<p>Definitions</p>	<p>PAPAKĀING A</p>	<p>Support in part</p>	<p>We support the inclusive intention of this definition, however, it is concerned that the broadness and reference to undefined terms make it unclear and may make it challenging to determine whether it is a permitted activity or not. Undefined terms include: - Social activity; - Cultural activity; and - Economic activity. This issue may be resolved by nesting tables, however, we seek that FNDC refine the definition for "papakāinga" to ensure clear and consistent application and interpretation of the activity and definition.</p>	<p>Amend the term Papakāinga to remove vague terminology as follows: "means an activity undertaken to support traditional Māori cultural living for tangata whenua residing in the Far North District on: 1. Māori land; 2. Treaty Settlement Land; 3. Land which is the subject of proceedings before the Māori land court to convert the land to Māori land; or 4. General land owned by Māori where it can be demonstrated that there is an ancestral link identified. Papakāinga may include (but is not limited to) residential, social, Māori cultural, economic commercial conservation and recreation activities, marae, wahi tapu and urupa</p>

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Te Runanga o Ngai Takoto Trust (S390)	S390.021	Definitions	PAPAKĀING A	Support	The submitter considers that the definition of Papakāinga should be broadened as the submitter works with the housing sector and stakeholders to co-ordinate better housing resources to address whānau and hapū housing needs. Wider consideration of Social and Emergency Housing needs to be included within the definition of Papakāinga.	Amend the definition of Papakāinga to include Social Housing and Emergency Housing
Tracy and Kenneth Dalton (S479)	S479.001	Definitions	PAPAKĀING A	Support in part	Submitter supports the inclusive intention of this definition, however, is concerned that the broadness and reference to undefined terms make it unclear and may make it challenging to determine whether it is a permitted activity or not. Undefined terms include: <ul style="list-style-type: none"> - Social activity; - Cultural activity; and - Economic activity. This issue may be resolved by nesting tables.	Amend the term Papakāinga to remove vague terminology as follows: "means an activity undertaken to support traditional Māori cultural living for tangata whenua residing in the Far North District on: 1.Māori land;2.Treaty Settlement Land;3.Land which is the subject of proceedings before the Māori land court to convert the land to Māori land; or4.General land owned by Māori whereit can be demonstrated that there is an ancestral link identified. Papakāinga may include (but is not limited to) residential, social, Māori cultural, economic commercial, conservation and recreation activities, marae, wāhi tapu and urupā"
Te Rūnanga o Whaingaroa (S486)	S486.031	Definitions	PAPAKĀING A	Support	Te Rūnanga o Whaingaroa works with the housing sector and stakeholders to co-ordinate better housing resources to address whānau and hapū housing needs. Wider consideration of Social and Emergency Housing needs to be included within the definition of Papakāinga.	Amend the definition of 'Papakāinga' to include Social Housing and Emergency Housing
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.022	Definitions	PAPAKĀING A	Support	The submitter considers that the definition of Papakāinga should be broadened as the submitter works with the housing sector and stakeholders to co-ordinate better housing resources to address whānau and hapū housing needs. Wider consideration of	Amend the definition of Papakāinga to include Social Housing and Emergency Housing

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					Social and Emergency Housing needs to be included within the definition of Papakāinga.	
Kāinga Ora Homes and Communities (S561)	S561.005	Definitions	PAPAKĀING A	Support	Provides for good development outcomes across the District, particularly enabling the use and development of Māori land which represents some 17% of land ownership in the Far North.	Retain the definition as notified
Summit Forests New Zealand Limited (S148)	S148.005	Definitions	PLANTATIO N FORESTRY	Support in part	The proposed Plan relies on the definition of Plantation Forestry contained in section 3 of the National Environmental Standard for Plantation Forestry (NES-PF). SFNZ supports the use of this definition but notes that: 1. The proposed plan does not limit itself to those terms when making reference to "forestry" and "forestry activities"; and 2. As recognised in the Section 32 analysis for the Rural Environment, the NES-PF definitions do not apply to permanent exotic forestry/carbon farming.	Retain the definition of Plantation Forestry consistent with the definition contained in the National Environmental Standard for Plantation Forestry; Insert an explicit definition for "permanent exotic forestry/carbon farming"; Amend the Plan to make it clear which type of forestry is being addressed; and Amend to Plan to establish appropriate objectives and rules for "permanent exotic forestry / carbon farming"
Manulife Forest Management (NZ) Ltd (S160)	S160.001	Definitions	PLANTATIO N FORESTRY	Support	The submitter supports the definition of Plantation Forestry as it is consistent with the NES PF and as suggested in the NPS using the definition from Part 1 of the NES PF would provide certainty.	Retain the definition of Plantation Forestry.
Summit Forests New Zealand Limited (S148)	S148.006	Definitions	PLANTATIO N FORESTRY ACTIVITY	Support in part	The proposed Plan relies on the definitions of Plantation Forestry Activity contained in section 3 of the National Environmental Standard for Plantation Forestry (NES-PF). SFNZ supports the use of this definition but notes that: 1. The proposed plan does not limit itself to those terms when making reference to "forestry activities"; and 2. As recognised in the Section 32 analysis for the Rural Environment, the NES-PF definitions do not apply to permanent exotic forestry/carbon farming.	Retain the definition of Plantation Forestry Activity consistent with the definition contained in the National Environmental Standard for Plantation Forestry Activity; Insert an explicit definition for "permanent exotic forestry / carbon farming"; Amend the Plan to make it clear which type of forestry activity is being addressed; and Amend to Plan to establish appropriate objectives and rules for "permanent exotic forestry / carbon farming"

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						farming"
Manulife Forest Management (NZ) Ltd (S160)	S160.002	Definitions	PLANTATION FORESTRY ACTIVITY	Support	The submitter supports the definition of Plantation Forestry Activities as it is consistent with the NES PF and as suggested in the NPS using the definition from Part 1 of the NES PF would provide certainty.	Retain the definition of Plantation Forestry Activities.
NZ Agricultural Aviation Association (S182)	S182.009	Definitions	PLANTATION FORESTRY ACTIVITY	Support in part	Seek inclusion of agricultural aviation for forestry activities as it is not included as part of the NES-PF	Amend the definition of Plantation Forestry Activity to include Agricultural Aviation Activities
Summit Forests New Zealand Limited (S148)	S148.007	Definitions	PRIMARY PRODUCTION	Support	SFNZ supports the broad definition of Primary Production but, as noted in our foregoing submission, the use of the term "forestry activities" is inconsistent with the terms defined in the proposed Plan.	Amend the term "forestry activity" so that it is clear what that term includes; or Amend the definition of Primary Production to read " any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or production forestry activities; and"
Horticulture New Zealand (S159)	S159.018	Definitions	PRIMARY PRODUCTION	Support	Definition aligns with planning standards	Retain definition of 'Primary production'
Manulife Forest Management (NZ) Ltd (S160)	S160.006	Definitions	PRIMARY PRODUCTION	Support in part	The submitter supports in part the definition of Primary Production activities	Amend the definition of Primary Production as follows: Primary Production means: <ul style="list-style-type: none"> 1. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or plantation forestry activities; and 2. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);

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						<p>3. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but</p> <p>4. excludes further processing of those commodities into a different product.</p>
NZ Agricultural Aviation Association (S182)	S182.008	Definitions	PRIMARY PRODUCTION	Support	Support the definition that is consistent with the NPS definition	Retain the definition of Primary Production
Kapiro Conservation Trust (S442)	S442.031	Definitions	PROSPECTING	Neutral	This is the same or similar to the definition found in the Crown Minerals Act 1991. There is a cross reference for all of the definitions that are the same as the RMA, query why there is no cross reference to the Crown Minerals Act. Note definition for mining refers to the Crown Minerals Act.	Amend to consider cross-referencing Crown Minerals Act.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.011	Definitions	PROSPECTING	Neutral	This is the same or similar to the definition found in the Crown Minerals Act 1991. There is a cross reference for all of the definitions that are the same as the RMA, query why there is no cross reference to the Crown Minerals Act. Note definition for mining refers to the Crown Minerals Act	Amend to consider cross-referencing Crown Minerals Act
Northland Federated Farmers of New Zealand (S421)	S421.010	Definitions	QUARRY	Support in part	Federated Farmers supports the inclusion of definitions for quarry and quarrying activities in the proposed district plan. The definitions are clear, concise, and easy to understand. It would be appropriate to add to both definitions that farm quarries are excluded from them so that there is an appropriate cross reference between the definitions.	Amend the definition of 'Quarry' to insert the following at the end of the definition: This definition specifically excludes farm quarries and their activities
Kapiro Conservation Trust (S442)	S442.032	Definitions	QUARRY	Support in part	No entirely clear why the term "permanent" is used and whether it adds any clarity to the definition. Consider the term could confusion	Delete "permanent" from the definition.

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					to plan users and use of the term may have unintended consequences.	
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.012	Definitions	QUARRY	Support in part	No entirely clear why the term "permanent" is used and whether it adds any clarity to the definition. Consider the term could confusion to plan users and use of the term may have unintended consequences	Delete "permanent" from the definition
Manulife Forest Management (NZ) Ltd (S160)	S160.007	Definitions	QUARRYING ACTIVITIES	Support	The submitter supports the definition of Quarrying Activities as it is clear and provides certainty.	Retain definition of Quarrying Activities as currently written.
Northland Federated Farmers of New Zealand (S421)	S421.011	Definitions	QUARRYING ACTIVITIES	Support in part	Federated Farmers supports the inclusion of definitions for quarry and quarrying activities in the proposed district plan. The definitions are clear, concise, and easy to understand. It would be appropriate to add to both definitions that farm quarries are excluded from them so that there is an appropriate cross reference between the definitions.	Amend the definition of 'Quarrying activities' to insert the following at the end of the definition: This definition specifically excludes farm quarries and their activities
Northland Planning and Development 2020 Limited (S502)	S502.008	Definitions	RECESSION PLANE	Support in part	Have included 'structure' within this such that it is clear that consent is triggered if a structure protrudes through the recession plane in any given zone.	Amend the definition of Recession Plane: means a plane inclined at a certain degree angle from a site boundary towards the interior of a site through which no part of a building or structure , unless otherwise specified, may protrude subject to the relevant 'Height to boundary' rule.
Ara Poutama Aotearoa the Department of Corrections (S158)	S158.004	Definitions	REGIONALLY SIGNIFICANT INFRASTRUCTURE	Support	The definition identifies the Northland Region Corrections Facility as a piece of regionally significant infrastructure. Northland Region Corrections Facility is an essential piece of social infrastructure. It enables people and communities to provide for their social and	Retain the definition of "regionally significant infrastructure".

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					cultural well-being and for their health and safety.	
KiwiRail Holdings Limited (S416)	S416.007	Definitions	REGIONALLY SIGNIFICANT INFRASTRUCTURE	Support	KiwiRail support the reference to Regionally Significant Infrastructure. This includes the rail network through FNDC and its associated facilities including depots and yards	Retain the definition of 'Regionally significant infrastructure'
Transpower New Zealand Ltd (S454)	S454.007	Definitions	REGIONALLY SIGNIFICANT INFRASTRUCTURE	Support	Transpower supports the inclusion of this definition in the FNPDP.	Retain the definition of REGIONALLY SIGNIFICANT INFRASTRUCTURE.
Top Energy Limited (S483)	S483.013	Definitions	REGIONALLY SIGNIFICANT INFRASTRUCTURE	Support	Top Energy supports this definition as worded.	Retain the definition of 'Regionally Significant Infrastructure'
Radio New Zealand (S489)	S489.005	Definitions	REGIONALLY SIGNIFICANT INFRASTRUCTURE	Support	RNZ strongly supports the recognition of its assets as regionally significant infrastructure and considers definition would include RNZ's Facilities.	Retain definition of 'regionally significant infrastructure'
Kapiro Conservation Trust (S442)	S442.147	Definitions	REMNANT FOREST	Support in part	The definition of "remnant forest" needs refining.	Amend the definition of "remnant forest" (from "means any indigenous natural area which has never been clear-felled") to recognise a wider range of relevant natural areas, including indigenous forest that has been in place for a minimum number of years. The current definition could include indigenous natural areas of duneland, or coastal cliff vegetation.
Pacific Eco-Logic (S451)	S451.003	Definitions	REMNANT FOREST	Support in part	The definition of "remnant forest" needs refining	Refine the definition of "remnant forest" (from "means any indigenous natural area which has never been clear-felled") to recognise a wider

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						range of relevant natural areas, including indigenous forest that has been in place for a minimum number of years. The current definition could include indigenous natural areas of duneland, or coastal cliff vegetation
Top Energy Limited (S483)	S483.014	Definitions	RENEWABLE ELECTRICITY GENERATION	Support	Top Energy supports this definition as worded.	Retain the definition of 'Renewable Electricity Generation'
Kapiro Conservation Trust (S442)	S442.034	Definitions	RENEWABLE ELECTRICITY GENERATION ACTIVITIES	Support in part	<p>The meaning is firstly set out to be "of structures associated with renewable electricity generation". However, the further inclusions appear to extend to infrastructure beyond "structures" and possibly to earthworks and planting for site rehabilitation works. It is also unclear whether the definition includes structures specifically for renewable electricity generation rather than just associated with it.</p> <p>The inclusion of ancillary activities needs to be reconsidered and captured within this definition only where renewable electricity generation meets the definition of RSI. Limiting the definition to renewable electricity generation within the scope of the definition for RSI is appropriate given the special considerations provided for in provisions, including ECO and CE chapters for these activities in terms of adverse environmental effects.</p>	Amend the definition to clarify its application to generation structures and associated/ancillary infrastructure and to limit the definition to RSI. That is where generation is of more than 1 MW of electricity and its supporting infrastructure where the electricity generated is supplied to the electricity distribution and transmission networks.
Top Energy Limited (S483)	S483.015	Definitions	RENEWABLE ELECTRICITY GENERATION ACTIVITIES	Support	Top Energy supports this definition as worded.	Retain the definition of 'Renewable Electricity Generation Activities'

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Royal Forest and Bird Protection Society of New Zealand (S511)	S511.014	Definitions	RENEWABLE ELECTRICITY GENERATION ACTIVITIES	Support in part	<p>The meaning is firstly set out to be "of structures associated with renewable electricity generation". However, the further inclusions appear to extend to infrastructure beyond "structures" and possibly to earthworks and planting for site rehabilitation works.</p> <p>It is also unclear whether the definition includes structures specifically for renewable electricity generation rather than just associated with it.</p> <p>The inclusion of ancillary activities needs to be reconsidered and captured within this definition only where renewable electricity generation meets the definition of RSI.</p> <p>Limiting the definition to renewable electricity generation within the scope of the definition for RSI is appropriate given the special considerations provided for in provisions, including ECO and CE chapters for these activities in terms of adverse environmental effects.</p>	Amend the definition to clarify its application to generation structures and associated/ancillary infrastructure and to limit the definition to RSI. That is where generation is of more than 1 MW of electricity and its supporting infrastructure where the electricity generated is supplied to the electricity distribution and transmission networks.
Kingheim Limited (S461)	S461.004	Definitions	REPAIR	Not Stated	definitions for 'repair only relate to 'heritage items'. Therefore, it is unclear whether it is intended for this rule to apply to all buildings in the CE, or just historical buildings.	amend definition to clarify whether it applies to buildings in the coastal environment
Northland Planning and Development 2020 Limited (S502)	S502.009	Definitions	REPAIR	Support in part	The words maintenance and repair occur in many places within the plan. We seek clarification on whether it is the intent that in all instances where the words maintenance and repair are used in this plan whether they are restricted to heritage items only. A space has been included between the words 'have' and 'been' which is a typo.	Amend the definition of Repair to: clarify whether it is the intent that in all instances where the words maintenance and repair are used in this plan whether they are restricted to heritage items only insert a space between the words 'have' and 'been'
Northland Planning and Development 2020 Limited (S502)	S502.109	Definitions	REPAIR	Not Stated	The words maintenance and repair occur in many places within the Proposed District plan. We seek clarification on whether it is the intent that in all instances where the words maintenance and repair are used in this plan that they are restricted to heritage items only.	Amend the definition of 'Repair' to clarify whether it is the intent that in all instances where the word 'Repair' is used in this plan whether it is restricted to heritage items only.

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Waitangi Limited (S503)	S503.002	Definitions	REPAIR	Not Stated	The words maintenance and repair occur in many places within the Proposed District plan. We seek clarification on whether it is the intent that in all instances where the words maintenance and repair are used in this plan that they are restricted to heritage items only. The definition of 'Repair' includes a typo and requires a spacing between the words 'have' and 'been'	Amend the definition of 'Repair' to clarify whether it is the intent that in all instances where the word 'Repair' is used in this plan whether it is restricted to heritage items only. Insert a spacing between the words 'have' and 'been' with the definition of 'Repair'
Ara Poutama Aotearoa the Department of Corrections (S158)	S158.005	Definitions	RESIDENTIAL ACTIVITY	Support	The definition is consistent with the wording provided for in the National Planning Standards.	Retain the definition of "residential activity".
Te Runanga o Ngai Takoto Trust (S390)	S390.022	Definitions	RESIDENTIAL ACTIVITY	Support	The submitter considers that the definition of Residential Activity needs to include Social and Emergency Housing in order to coordinate better housing resources to address whānau and hapū housing needs.	Amend the definition of Residential Activity to include Social Housing and Emergency Housing.
Te Rūnanga o Whaingaroa (S486)	S486.032	Definitions	RESIDENTIAL ACTIVITY	Support	Te Rūnanga o Whaingaroa works with the housing sector and stakeholders to coordinate better housing resources to address whānau and hapū housing needs. Wider consideration of Social and Emergency Housing needs to be included within the definition of Residential Activity for accommodation that resides outside of Papakāinga.	Amend the definition of 'Residential Activity' to include Social Housing and Emergency Housing
Te Rūnanga Ā Iwi O Ngapuhi (S498)	S498.023	Definitions	RESIDENTIAL ACTIVITY	Support	The submitter considers that the definition of Residential Activity needs to include Social and Emergency Housing in order to coordinate better housing resources to address whānau and hapū housing needs.	Amend the definition of Residential Activity to include Social Housing and Emergency Housing.
Waitangi Limited (S503)	S503.003	Definitions	RESIDENTIAL UNIT	Not Stated	Confirmation is sought that activities such as motels do not fall under this definition, even if they do include sleeping, cooking, bathing and toilet facilities. In the event activities such as motels are captured, and the definition is unable to be changed as it is a National Template, we	Amend the definition of 'residential unit' to clarify that activities such as motels do not fall under the definition OR Amend all 'Residential Activity' and similar rules to exclude motels and similar activities, with the 'Visitor

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					seek the relief that all Residential Activity and similar rules exclude motels and similar activities and further that the Visitor Accommodation rule be amended to provide clarity regarding hotels and motels.	Accommodation' rule to be amended to provide clarity regarding hotels and motels.
Director-General of Conservation (Department of Conservation) (S364)	S364.017	Definitions	RESIDUAL ADVERSE EFFECT	Support	The Director-General supports the definition of Residual Adverse Effect.	Retain the definition of Residual Adverse Effect.
Kapiro Conservation Trust (S442)	S442.033	Definitions	RESIDUAL ADVERSE EFFECT	Support in part	No reason stated.	Retain definition.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.013	Definitions	RESIDUAL ADVERSE EFFECT	Neutral		Retain definition
Arvida Group Limited (S165)	S165.003	Definitions	RETIREMENT VILLAGE	Support	The definition recognises that on-site healthcare and communal facilities are integral to the operation of a modern retirement village. This recognition allows retirement village proposals to be considered holistically and avoids the need to arbitrarily break down a retirement village into "residential" and "non-residential" components.	retain the definition of "retirement village".
Summit Forests New Zealand Limited (S148)	S148.023	Definitions	RIVER	Oppose	The RMA definition of river would capture dry valley bottoms that only become wet and/or flow during heavy rain and fail to provide for all primary production activity.	Amend the definition of River to read " to "means a continually flowing body of fresh water; and includes a stream and..... " or words of like effect
Kāinga Ora Homes and Communities (S561)	S561.007	Definitions	RIVER FLOOD HAZARD AREA	Support in part	Kāinga Ora seeks amendments to this definition. While it is understood that the Council wish to clearly identify this natural hazard, Kāinga Ora seeks the removal of this hazard from the District Plan maps and its	Amend the definition as follows: River Flood Hazard Area: means areas of river flooding mapped by the Northland Regional Council and included in

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					<p>placement in a non-statutory layer available via a GIS viewer. This is a consistent approach to identify such hazards countrywide and provides for regular updates to hazard information without the requirement to go through Plan Changes to update the planning maps.</p>	<p>the District Plan maps shown in the Council's publicly available online GIS viewer as follows: [remainder of definition to be retained as notified] Include the following Note beneath the definition:Note: The Council holds publicly available information showing the modelled extent of river flood hazard areas affecting specific properties in its GIS viewer. The river flood hazard area map is indicative only although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain. A party may provide the Council with a site specific technical report prepared by a suitably qualified and experienced person to establish the extent, depth and flow characteristics of the floodplain. When taking account of impervious areas that would arise from changes in land use enabled by the policies and zonings of the Plan, recognition should be given to any existing or planned flood attenuation</p>

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						works either exiting or planned in an integrated catchment management plan. Council will continually update the floodplain map to reflect the best information available.
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)	S282.001	Definitions	ROOTZONE AREA	Oppose	The current definition makes use of an Australian standard and is generally difficult to apply for a plan user.	Amend definition of 'rootzone area' to align with the following: 'The circular area of ground around the trunk of a protected tree, the radius of which is the greatest distance between the trunk and the outer edge of the canopy. For columnar crown species the protected root zone is half the height of the tree.'
Horticulture New Zealand (S159)	S159.019	Definitions	RURAL PRODUCE RETAIL	Oppose	The definition seeks to limit rural produce retail to the produce grown or produced on-site. Growers may have several 'sites' as defined in the plan, on which they grow produce. The definition should be linked to the growing operation not the site.	Amend the definition of 'Rural produce retail' as follows: means the sale of rural produce grown or produced on-site by the rural production operation , including products manufactured from that produce
Lynley Newport (S121)	S121.004	Definitions	RURAL TOURISM ACTIVITY	Support in part	I am puzzled as to why the definition of "rural tourism activity" doesn't include visitor accommodation. Aren't visitors tourists?	Amend definition of "rural tourism activity" to include visitoraccommodation - delete exclusion 3.
Horticulture New Zealand (S159)	S159.020	Definitions	RURAL TOURISM ACTIVITY	Support in part	The definition refers to rural production retail. It should be consistent with the definition for rural produce retail.	Amend definition of 'Rural tourism activity' as follows: means the use of land or buildings

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						<p>for people to visit and experience the rural environment. It does not include:</p> <ol style="list-style-type: none"> 1. Rural production retail 2. Rural production retail manufacturing 3. Visitor accommodation 4. Home business
Northland Planning and Development 2020 Limited (S502)	S502.010	Definitions	RURAL TOURISM ACTIVITY	Support in part	<p>Inserted the words 'tourism activities within the' rural environment to make it clear that it is the use of the buildings or land specifically for tourism related activities located within the rural environment, which is being covered. This ensures that tourism activities which rely upon natural features or areas and historic items which are not rural in nature but are located within the rural production zone are able to utilize this rule.</p> <p>Item 1 Rural production retail. We have assumed that this covers the selling of goods and services generated from nearby production activities as opposed to retail activities directly associated with the tourism activity, i.e. selling souvenirs. If this is not the intent, we seek relief via clarification in this definition that associated tourism retail is covered by the definition of Rural Tourism Activity. The reason for this is that if the site is the only place in which a tourism activity could go based on its natural, historic or cultural significance then the retail activity works in conjunction with the main activity as opposed to generating any additional effects such as traffic and parking. We have sought further relief with the associated rule.</p>	<p>Amend the definition of Rural Tourism Activity: means the use of land or buildings for people to visit and experience the tourism activities within the rural environment. It does not include:</p> <ol style="list-style-type: none"> 1. Rural production retail 2. Rural production manufacturing 3. Visitor accommodation 4. Home business <p>Amend the definition of Rural Tourism Activity to clarify if associated tourism retail is covered by the definition of Rural Tourism Activity.</p>
Waitangi Limited (S503)	S503.004	Definitions	RURAL TOURISM ACTIVITY	Not Stated	<p>Inserted the words 'tourism activities within the' rural environment to make it clear that it is the use of the buildings or land specifically for tourism related activities located within</p>	<p>Amend the definition of 'Rural Tourism Activity' as follows: means the use of land or buildings for people to visit and experience</p>

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					<p>the rural environment, which is being covered. This ensures that tourism activities which rely upon natural features or areas and historic items which are not rural in nature but are located within the rural production zone are able to utilize this rule.</p> <p>Item 1 Rural production retail. We have assumed that this covers the selling of goods and services generated from nearby production activities as opposed to retail activities directly associated with the tourism activity, i.e. selling souvenirs. If this is not the intent, we seek relief via clarification in this definition that associated tourism retail is covered by the definition of Rural Tourism Activity. The reason for this is that if the site is the only place in which a tourism activity could go based on its natural, historic or cultural significance then the retail activity works in conjunction with the main activity as opposed to generating any additional effects such as traffic and parking. We have sought further relief with the associated rule.</p>	<p>tourism activities within the rural environment. It does not include:</p> <ol style="list-style-type: none"> 1. Rural production retail 2. Rural production manufacturing 3. Visitor accommodation 4. Home business <p>Amend the definition of 'Rural Tourism Activity' to clarify if associated tourism retail is covered by the definition of 'Rural Tourism Activity'.</p>
<p>New Zealand Pork Industry Board (S55)</p>	<p>S55.011</p>	<p>Definitions</p>	<p>SENSITIVE ACTIVITY</p>	<p>Support in part</p>	<p>The plan and RPZ rule structure would benefit from the inclusion of a definition of Sensitive Activity which covers activities (some of which are proposed to be permitted) sensitive to the effects of primary production</p>	<p>amend definition to ensure definition of sensitive activity covers activities that are sensitive to the effects of primary production in the RPZ. E.g.:</p> <p>1.means:a.Residential activities; b.Education facilities and preschools; c.Guest and visitor accommodation; d.Health care facilities which include accommodation for overnight care; e.Hospital</p>

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						<p>f. Marae; or g. Place of assembly. h. Home business i. Recreational activity j. Commercial activity k. Community facility l. Service activity</p>
<p>Ministry of Education Te Tāhuhu o Te Mātauranga (S331)</p>	<p>S331.007</p>	<p>Definitions</p>	<p>SENSITIVE ACTIVITY</p>	<p>Support in part</p>	<p>The submitter supports the inclusion of educational facilities in the definition of Sensitive Activity which aims to protect educational facilities. However, the submitter recommends removing 'pre-schools' as childcare services are included within the definition of educational facilities, and the minor amendment of educational facilities to be consistent with the definition of same.</p>	<p>Amend the definition of Sensitive Activity as follows: Sensitive activity</p> <p>1. means: a) Residential activities; b) Educational facilities and preschools; c) Guest and visitor accommodation; d) Health care facilities which include accommodation for overnight care; e) Hospital; f) Marae; or g) Place of assembly. except that; iii. subclause f. above is not applicable in relation to electronic transmission. iv. subclause g. above is not applicable in relation to noise or electronic transmission 2. In relation to electricity transmission, has the same meaning as sensitive activities</p>

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						in the National Policy Statement on Electricity Transmission (2008): includes educational facilities schools , residential buildings and hospitals
Te Hiku Iwi Development Trust (S399)	S399.003	Definitions	SENSITIVE ACTIVITY	Not Stated	The definition of Sensitive Activities should include sites of significance to tangata whenua other than marae.	Amend point f of the definition of sensitive activity as follows: f) Marae or other culturally sensitive sites ; or
New Zealand Motor Caravan Association (S438)	S438.004	Definitions	SENSITIVE ACTIVITY	Oppose	The definition is inconsistent with the effects-based approach required by Part 2 of the RMA.	Amend the definition of 'Sensitive Activity' to include a set of criteria which defines why and how an un-named activity may be sensitive.
New Zealand Motor Caravan Association (S438)	S438.005	Definitions	SENSITIVE ACTIVITY	Oppose	Camping grounds do not form part of sensitive activities as this activity is transitory in nature and provides for accommodation on a temporary basis. The effects can also be moderated through site specific management as many of the activities in a camping ground are not permanently attached to land and people can be moved easily and forewarned in the event of a risk or natural hazard.	Amend the definition of 'Sensitive Activity' to include a subcategory that excludes campgrounds.
Transpower New Zealand Ltd (S454)	S454.013	Definitions	SENSITIVE ACTIVITY	Not Stated	Transpower considers that the definition of sensitive activities could be amended to avoid any potential confusion	Amend the definition of SENSITIVE ACTIVITY as follows: SENSITIVE ACTIVITY means: a. Residential activities; b. Education facilities and preschools; c. Guest and visitor accommodation; d. Health care facilities which include accommodation for overnight care;

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						<p>e. Hospital; f. Marae; or g. Place of assembly. except that; iii. subclause f. above is not applicable in relation to electronic transmission. iv. subclause g. above is not applicable in relation to noise or electronic transmission In relation to electricity transmission, has the same meaning as sensitive activities in the National Policy Statement on Electricity Transmission (2008); includes schools, residential buildings and hospitals</p>
Radio New Zealand (S489)	S489.006	Definitions	SENSITIVE ACTIVITY	Support	RNZ supports a definition for sensitive activity in the Proposed Plan. NZ notes that the definition for "noise sensitive activity" is similar to that for "sensitive activity" and queries whether the two definitions may be combined.	Retain a definition of 'sensitive activity', but consider combining the definitions for 'noise sensitive activity' and 'sensitive activity'
Lynley Newport (S121)	S121.005	Definitions	SENSITIVE ENVIRONMENT	Support in part	I think Council is getting a little carried away to include in a definition of "sensitive environment" anything within 100m setback from the edge of a surface water body.	Amend definition of "sensitive environment" by deleting item 8.
Horticulture New Zealand (S159)	S159.021	Definitions	SENSITIVE ENVIRONMENT	Support in part	The definition includes an area within 100m setback from the edge of a surface water body. The margins of wetlands, rivers and lakes is set at 30m so the 100m is inconsistent with that approach when applied for natural character purposes.	<p>Amend definition of 'Sensitive environment' as follows: means:</p> <ol style="list-style-type: none"> 1. The coastal environment; 2. An outstanding natural feature or landscape; 3. Scheduled site and area of significance to Māori; 4. Significant natural areas; 5. River flood hazard areas; 6. Coastal hazard areas;

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						<p>7. Scheduled heritage resource; and</p> <p>8. The area within a 100m 30m setback from the edge of a surface water body.</p>
Te Hiku Iwi Development Trust (S399)	S399.002	Definitions	SENSITIVE ENVIRONM ENT	Not Stated	Point 3 of the definition of Sensitive Environment (inferred) is as follows: "Scheduled site and area of significance to Māori". This definition does not recognise that many sites of significance to Māori are not mapped or otherwise identified. There are many reasons why the location of sites may not be shared.	Amend point 3 of the definition of Sensitive Environment as follows; Scheduled site and/or area of significance to Māori;
Kapiro Conservation Trust (S442)	S442.035	Definitions	SENSITIVE ENVIRONM ENT	Support	No reason stated.	Retain definition.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.015	Definitions	SENSITIVE ENVIRONM ENT	Support		Retain
Horticulture New Zealand (S159)	S159.022	Definitions	SHELTERB ELTS	Support in part	Shelterbelts can also be used to mitigate potential spray drift from agricultural use (refer to effective shelter definition in Northland Regional Plan)	Amend the definition of 'Shelterbelts' as follows: means any trees planted primarily to provide shelter for stock, crops or buildings from the prevailing wind(s) or to mitigate potential spray drift from agricultural applications.
Bunnings Limited (S371)	S371.013	Definitions	SIGN	Support in part	Rules SIGN-R5 and SIGN-R6 refer to free standing, double sided and V-shaped signs. There are no definitions to clarify what these signs are. Bunnings consider that signs could potentially fall into multiple rules in the absence of clear definitions	Amend Rules SIGN-R5 and SIGN-R6 to manage signs, utilising standards to clearly articulate types of signs with specified limits OR alternatively insert definitions for

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						free standing, double sided and V-shaped signs.
<p>BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy Limited (S335)</p>	S335.001	Definitions	SIGNIFICANT HAZARDOUS FACILITY	Support in part	<p>The Resource Legislation Amendment Act 2017 (RLAA) removed the explicit function of district and regional councils to control the adverse effects of the storage, use, disposal or transportation of hazardous substances under sections 30 and 31 of the Resource Management Act 1991 (RMA). How the definition addresses petrol and diesel is of most interest to the Fuel Companies. The last paragraph in the proposed definition exempts underground storage of petrol and diesel in relation to service stations and other commercial refuelling facilities. The Fuel Companies assume this includes truck stops and therefore supports this exemption. Moreover, the Fuel Companies suggest that reference to (c) in the exemption paragraph should refer to '(d)'.</p> <p>The Fuel Companies also support the principle of recognising that there is the potential for relevant (current) HSNO codes of practice to be superseded by other documents in the future.</p> <p>The volume thresholds are not risk based and more recently the industry has shifted towards larger storage volumes (enabled by large capacity, modern double-skinned fibreglass tanks) to increase efficiencies and this has triggered particular consents of consenting pathways where not justified by risk.</p>	<p>Amend the definition of Significant Hazardous Facility means the use of land and/or buildings (or any part of) for one or more of the following activities:</p> <ul style="list-style-type: none"> a. Any Major Hazard Facility designated designated under the Health and Safety at work (Major Hazard Facilities) Regulations 2016, including the Ngawha Geothermal Plant. b. Manufacturing, including the associated storage, of hazardous substances (including agrichemicals, fertilisers, acids/alkalis or paints). c. Petroleum exploration and petroleum production facility. d. The storage/use of more than 100,000L of petrol or diesel. e. The storage/use of more than 6 tonnes of LPG. f. Galvanising plants. g. Electroplating and metal treatment. h. Tanneries. i. Timber treatment. j. Freezing works and rendering plants. k. Wastewater treatment plants.

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						<p>l. Metal smelting and refining (including battery refining or recycling). m. Milk processing plants. n. Polymer foam manufacturing The storage of petrol and diesel in (e) (d) above does not include the underground storage at service stations and commercial refuelling facilities undertaken in accordance with HSNO COP 44 Below Ground Stationary Container Systems for Petroleum - Design and Installation and HSNO COP 45 Below Ground Stationary Containers Systems for Petroleum - Operation (or more recent relevant WorkSafe guidance HSNO code or practice for underground fuel storage.)</p>
<p>Fire and Emergency New Zealand (S512)</p>	<p>S512.007</p>	<p>Definitions</p>	<p>SIGNIFICANT HAZARDOUS FACILITY</p>	<p>Support in part</p>	<p>Fire and Emergency support the definition of significant hazardous facility as we consider it does not apply to their emergency service facilities. Fire and Emergency suggest including further detail on activities related with storage of hazardous substances. This is because large scale storage and transport depots for hazardous substances (e.g. like an inland port or bulk chemical warehouse) can have a large impact on neighbouring sites during emergencies</p>	<p>Amend the definition to better provide for the storage of hazardous substances beyond sites involved with manufacture or sites specific to petrol, diesel or LPG.</p>
<p>Nicole Wooster (S259)</p>	<p>S259.007</p>	<p>Definitions</p>	<p>SIGNIFICANT NATURAL AREA</p>	<p>Support in part</p>	<p>The identification of SNA captures large areas of regeneration manuka and kanuka on the submitter's property. It is unclear how</p>	<p>Amend SNA classification in submitter's location to not include areas of manuka and kanuka that</p>

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					<p>this is significant when in this location manuka and kanuka quickly establishes is land is not actively farmed. The vegetation and surrounding area is not near any DOC estate and due to surrounding areas being mostly clear of vegetation the area is heavily populated with possums and wild pigs. In reality, retaining such vegetation has resulted in significant damage to horticulture crops and paddocks due to pigs and possums. If the vegetation is not providing habitat for significant fauna, then we are unsure why these areas are SNAs as manuka and kanuka grow like weeds and is not at risk. Trimming would also be prevented so you could not even undertake activities to collect oil. Removal and regeneration is best for the industry as best products come from young trees. Due to changes to MPI classification of manuka rated honey, the value has dropped significantly and it is difficult to sell bulk honey as there is a lack of demand.</p>	do not contain any significant fauna. Different rules should apply to manuka and kanuka in this type of location due to this. If this is supported, the general vegetation clearances should also apply for a reasonable level of clearance allowed as a permitted activity for this type of situation.
Director-General of Conservation (Department of Conservation) (S364)	S364.018	Definitions	SIGNIFICANT NATURAL AREA	Support	The Director-General supports the definition of Significant Natural Area.	Retain the definition of Significant Natural Area
Kapiro Conservation Trust (S442)	S442.036	Definitions	SIGNIFICANT NATURAL AREA	Support	No reason stated.	Retain definition.
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.016	Definitions	SIGNIFICANT NATURAL AREA	Support		Retain
Chorus New Zealand Limited, Spark New	S282.002	Definitions	SITE AND AREA OF SIGNIFICANT	Support in part	While the general nature of the definition is supported, as it currently is drafted this does not cross-reference mapped extents unlike other overlays such as the Coastal	Amend the definition to refer to identified areas on planning maps.

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Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited (S282)			CE TO MAORI		Environment or Scheduled Heritage Resources. As such, this may result in confusion for plan users.	
Haititaimaran gai Marae Kaitiaki Trust (S394)	S394.058	Definitions	SITE AND AREA OF SIGNIFICANCE TO MAORI	Support in part	According to tikanga, it may not be appropriate to identify areas or sites of cultural significance in some instances.	Amend the definition of 'Site and area of significance to Māori' as follows: means a site or place that tangata whenua has, or at any time has had an interest in; and the site holds cultural or spiritual significance to Māori, including wāhi tapu and sites or areas that are not identified in this plan.
Top Energy Limited (S483)	S483.016	Definitions	SMALL SCALE RENEWABLE ELECTRICITY GENERATION	Support	Top Energy supports this definition as worded.	Retain the definition of 'Small Scale Renewable Electricity Generation'
Waiaua Bay Farm Limited (S463)	S463.002	Definitions	SPORT AND RECREATION FACILITY	Oppose	The resource consenting implications of the exclusion of "major sports facilities" from this definition are unclear, as the Proposed Plan does not define "Major sports facilities". With respect to Kauri Cliffs golf course, Rule KCZ-R6 PER-3 appropriately permits recreational activities and facilities associated with golf. This would presumably permit the development of further golf-related facilities defined as a "Sport and Recreation Facility". If, however, Council defined Kauri Cliffs golf	Amend the definition of 'Sport and recreation facility' as follows: means any facility and associated structures used for organised sport, recreation activities, tournaments and sports education. It includes: <ol style="list-style-type: none">1. parks;2. playgrounds;3. sportsgrounds;

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					course as a "Major sports facility" then the implications for consenting further golf course development are unknown. The matter does not appear to be discussed in the Overview, KCZ or Open Space and Recreation Zones s32 reports.	It excludes: 1. major sports facilities.
Northland Planning and Development 2020 Limited (S502)	S502.011	Definitions	STRUCTURE	Support in part	While we acknowledge that this is a National Template Definition clarity is sought on whether this definition now captures items such as fences and stock fences, lighting poles, flag poles, footpaths and paving. It is noted that zone rules do not exclude these items and similar structures.	Amend the definition of Structure to clarify whether this definition now captures items such as fences and stock fences, lighting poles, flag poles, footpaths and paving. In the event that these structures are captured we seek the relief that items such as fences/stock fences, foot paths and paving and other similar structures are excluded from rules such as setback from boundaries and setback from water.
Waitangi Limited (S503)	S503.005	Definitions	STRUCTURE	Not Stated	While we acknowledge that this is a National Template Definition, clarity is sought on whether this definition now captures items such as fences and stock fences, lighting poles, flag poles, footpaths and paving. It is noted that zone rules do not exclude these items and similar structures.	Amend the definition of 'Structure' to clarify whether this definition now captures items such as fences and stock fences, lighting poles, flag poles, footpaths and paving. In the event that these structures are captured we seek the relief that items such as fences/stock fences, foot paths and paving and other similar structures are excluded from rules such as setback from boundaries and setback from water.
Transpower New Zealand Ltd (S454)	S454.020	Definitions	SUBSTATION	Support	Transpower supports the inclusion of this definition in the FNPDP.	Retain the definition of SUBSTATION.
Top Energy Limited (S483)	S483.017	Definitions	SUBSTATION	Support	Top Energy largely supports this definition, but consider that the phrase "and having equipment rated over 22KV" is unnecessary from a technical perspective. In some instances, equipment in a substation	Amend the definition of 'Substation' as follows: means those parts of works or electrical installations, being a building, structure, or enclosure

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					will be rated under 22KV, and Top Energy consider that including this arbitrary limit will result in unnecessary confusion and issues in interpretation when considering the definition.	exceeding 10m in area and having equipment rated at over 22 kV, and incorporating fittings that are used for the purposes of the control of the transformation, transmission, or distribution of electricity.
Transpower New Zealand Ltd (S454)	S454.021	Definitions	SUPPORT STRUCTURE	Support	Transpower supports the inclusion of this definition in the FNPDP.	Retain the definition of SUPPORT STRUCTURES.
Northland Planning and Development 2020 Limited (S502)	S502.012	Definitions	SUPPORT STRUCTURE	Support in part	There is no provision for street lighting. We seek relief that this be included	Amend the definition of Support Structure: means any pole, mast or building designed or used for bearing the weight of or keeping a safe distance above the ground any aerial, sign, scaffolding, or reticulation network owned or operated by a network utility operator, and includes any support structures necessary for lighting and for the transformation, transmission or distribution of electricity, including bridges, power poles, lines, conductors and transformers.
Ara Poutama Aotearoa the Department of Corrections (S158)	S158.006	Definitions	SUPPORTED RESIDENTIAL CARE ACTIVITY	Neutral	The definition of "residential activity" entirely captures supported and transitional accommodation activities, such as those provided for by Ara Poutama; i.e. people living in a residential situation, who are subject to support and/or supervision by Ara Poutama. That is, supported and transitional accommodation activities use "land and building(s) for people's living accommodation" (as per the definition of	Remove the definition of "supported residential care activity", and the associated provisions applying to such throughout the PDP. BUT - If Council are to retain the "supported residential care activity" definition and the associated PDP provisions, then the wording of the definition should be retained as

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					<p>"residential activity"). As such, there is no need for a separate and standalone definition of "supported residential care activity" and the associated provisions applying to such throughout the PDP.</p> <p>However, should Council see it as being absolutely necessary to implement the separate definition of "supported residential care activity", and the associated provisions throughout the PDP, then the wording of the definition should be retained as notified.</p>	notified.
Horticulture New Zealand (S159)	S159.023	Definitions	SURFACE WATER BODY	Oppose	<p>A surface water body should not include artificial watercourses including irrigation canals, water supply race or farm drainage canals which are not classed as waterbodies in the RMA as they are excluded in the definition of river</p>	<p>Amend the definition of 'Surface water body' as follows: means any water body the surface of which is above ground, and includes wetlands but excludes artificial watercourses including irrigation canals, water supply race or farm drainage canals.</p>
Transpower New Zealand Ltd (S454)	S454.019	Definitions	TEMPORARY ACTIVITIES	Not Stated	<p>In the event of an unexpected outage in the electricity system, sometimes temporary generators are used to provide electricity for critical services such as lifeline utilities. These outages cannot be predicted but must be responded to when they occur. Such activities are not explicitly provided for as temporary activities. Transpower considers the definition requires amendment to ensure that it is clear this important activity is explicitly provided for.</p>	<p>Amend the definition of TEMPORARY ACTIVITIES as follows: means an activity that is temporary and limited in duration. It may include carnivals; concerts; fairs; festivals and events; markets and exhibitions; public meetings; parades; special events; sporting events; filming activities; temporary military training activities; temporary motorsport activities; temporary use of a generator to provide lifeline utilities and emergency response training by ambulances, Civil Defence, Coast Guard New Zealand, Fire</p>

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						and Emergency New Zealand, New Zealand Police, Land Search and Rescue, or Surf Life Saving New Zealand. It also includes buildings or structures accessory to temporary activities, temporary car parking areas, network utilities and the ancillary activities associated with the temporary activities.
Northland Planning and Development 2020 Limited (S502)	S502.013	Definitions	TEMPORAR Y ACTIVITIES	Support	Support the definition	Retain the definition of Temporary Activities as notified
Waitangi Limited (S503)	S503.006	Definitions	TEMPORAR Y ACTIVITIES	Not Stated	Support the definition	Retain the definition of 'Temporary Activities'
New Zealand Defence Force (S217)	S217.001	Definitions	TEMPORAR Y MILITARY TRAINING ACTIVITY	Support	The definition in the Proposed Plan is consistent with the definition in the National Planning Standards, which is appropriate.	Retain the definition as drafted.
Northland Regional Council (S359)	S359.037	Definitions	THREE WATERS INFRASTRU CTURE	Support in part	The definition only applies to council owned infrastructure. Suggest future-proofing this given the three waters reform as these services are likely to be owned and operated by 'three waters water entities' in the medium term (potable, wastewater and stormwater systems). The definition should consider those used in the Water Services Bill and refer to networks available for connection to private property. This definition needs to be considered carefully in light of the rules which then apply, for example CE-P5.	Amend the definition of 'Three waters infrastructure' to make provision for infrastructure that is not owned by council.
Pou Herenga Tai Twin Coast Cycle	S425.003	Definitions	THREE WATERS	Support	PHTTCCT support this definition because it incorporates additional planned infrastructure that may not be mapped. When paired with	retain definition of three waters infrastrucutre as notified

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Trail Charitable Trust (S425)			INFRASTRUCTURE		appropriate provisions, this is considered to be a useful way to future proof the plan as Council development strategic and spatial direction.	
Bunnings Limited (S371)	S371.004	Definitions	TRADE SUPPLIER	Support in part	<p>Bunnings support a clear and well drafted plan; the incomplete suite of definitions makes it difficult to understand what activities are permitted in what zones.</p> <p>As currently drafted the definition of Trade Supplier may not capture the Bunnings Warehouse activity. Bunnings highlight that in their experience, throughout the country this is typically what a Bunnings Warehouse would be captured as</p> <p>The retail component of a Bunnings Warehouse and customer behaviour is different to that associated with other retail type activities, including Large Format type retail.</p>	<p>Amend the definition of trade supplier as follows: means a business that involves the sale of wholesale goods to businesses, as well as limited retail sales to the general public, and sell supplies which fall into the following categories:</p> <ol style="list-style-type: none"> 1. automotive and/or marine suppliers; 2. building suppliers; 3. catering equipment suppliers; 4. farming and agricultural suppliers; 5. garden and patio landscape suppliers; 6. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items); 7. industrial clothing and safety equipment suppliers; and 8. office furniture, equipment and systems suppliers; and

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						9. home improvement supplies
Our Kerikeri Community Charitable Trust (S271)	S271.004	Definitions	TRANSPORT INFRASTRUCTURE	Support	Not stated	Retain as drafted
KiwiRail Holdings Limited (S416)	S416.009	Definitions	TRANSPORT INFRASTRUCTURE	Support	KiwiRail note that the definition of transport infrastructure also includes rail. This is supported. KiwiRail support the inclusion of railway furniture as well public transport systems and other transport related assets as part of this definition	Retain the definition of 'Transport infrastructure'
Kapiro Conservation Trust (S446)	S446.004	Definitions	TRANSPORT INFRASTRUCTURE	Support		Retain as drafted
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S524)	S524.004	Definitions	TRANSPORT INFRASTRUCTURE	Support	not stated	Retain as drafted
Carbon Neutral NZ Trust (S529)	S529.069	Definitions	TRANSPORT INFRASTRUCTURE	Support	Not stated	Retain as drafted
Kāinga Ora Homes and Communities (S561)	S561.006	Definitions	TRANSPORT INFRASTRUCTURE	Support	Provides for good development outcomes across the District, particularly enabling the use and development of Māori land which represents some 17% of land ownership in the Far North.	Retain the definition as notified
Arvida Group Limited (S165)	S165.004	Definitions	URBAN ENVIRONMENT ALLOTMENT	Oppose	The 4000m2 maximum area of land in clause 1 of the "Urban Environment Allotment" definition is not needed. This clause does not align well with the preceding definition of "urban" and therefore limits the Council's ability to meet its obligation under the NPS:UD 2020 as a Tier 3 territorial activity, to provide for urban growth within the District.	Delete clause 1 from the definition of "Urban Environment Allotment".

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Kāinga Ora Homes and Communities (S561)	S561.009	Definitions	URBAN ENVIRONMENT ALLOTMENT	Support in part	Correction of spelling error in definition (dwellinghouse).	Amend the definition as follows: means an allotment within the meaning of section 218 of the Resource Management Act 1991 and: 1. that is no greater than 4 000 m2; and 2. that is connected to a reticulated water supply system and a reticulated sewerage system; and 3. on which there is a building used for industrial or commercial purposes or as a dwellinghouse; and 4. that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977.
Horticulture New Zealand (S159)	S159.024	Definitions	VERSATILE SOILS	Support in part	Aligns with definition in the RPS however needs to be updated to reflect highly productive land definition in National Policy Statement Highly Productive Land	Amend definition of 'Versatile soils' to reflect National Policy Statement Highly Productive Land
Kiwi Fresh Orange Company Limited (S554)	S554.006	Definitions	VERSATILE SOILS	Oppose	While it is acknowledged that this definition is the same as the definition within the Northland Regional Plan, "Versatile Land" is not defined within the NPS-HPL and it raises confusion in the application of the NPS-HPL in the Far North. "Highly Productive Land" should be the only definition used within the PDP regarding soils to ensure the NPS-HPL can be applied consistently across the District.	Delete the definition of Versatile Soils

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Waiaua Bay Farm Limited (S463)	S463.003	Definitions	VISITOR ACCOMMODATION	Support	Kauri Cliffs includes visitor accommodation activities. WBF supports inclusion of a definition for this activity that aligns with the National Planning Standards 2019.	Retain the definition of 'Visitor accommodation'.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.008	Definitions	VULNERABLE ACTIVITY	Support in part	The submitter supports in part the definition of Vulnerable Activity however, day care centres are not defined under the Plan and fall under the definition of child care services in the Plan. Therefore 'day care centres' should be replaced with 'child care services' in this definition (and the rest of the Plan).	Amend the definition of Vulnerable Activities as follows: Vulnerable Activities means residential activities, care facilities (including day care centres child care services), retirement villages, visitor accommodation, marae and medical facilities with overnight stay facilities.
New Zealand Motor Caravan Association (S438)	S438.007	Definitions	VULNERABLE ACTIVITY	Oppose	Camping grounds do not form part of sensitive activities as this activity is transitory in nature and provides for accommodation on a temporary basis. The effects can also be moderated through site specific management as many of the activities in a camping ground are not permanently attached to land and people can be moved easily and forewarned in the event of a risk or natural hazard	Amend the definition of 'Vulnerable Activity' to include a subcategory which excludes campgrounds.
Northland Planning and Development 2020 Limited (S502)	S502.014	Definitions	VULNERABLE ACTIVITY	Support in part	As day care centres are a certain type of child care activity, it would make more sense to use the term 'childcare services' which is defined and captures all similar activities of this nature	Amend the definition of Vulnerable Activity: means residential activities, care facilities (including day care centres Childcare Services), retirement villages, visitor accommodation, marae and medical facilities with overnight stay facilities.

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Director-General of Conservation (Department of Conservation) (S364)	S364.019	Definitions	WETLAND	Support in part	The Director-General supports the inclusion of a definition for Wetlands, however, requests the definition be amended to give effect to the Natural Wetland definition within the NPS-FM6.	Amend the definition of Wetland to give effect to the Natural Wetlands definition under Clause 3.21 (definitions relating to wetlands and rivers) of the NPS-FM
Sean Jozef Vercammen (S395)	S395.013	Definitions	WETLAND	Not Stated	I could not find any definition of wetland in the PDP. It is therefore impossible to figure out how those rules apply from the PDP itself.	please either define wetland or cite a document that defines it in the definitions section.
John Joseph and Jacqueline Elizabeth Matthews (S439)	S439.016	Definitions	WETLAND	Not Stated	I could not find any definition of wetland in the PDP. It is therefore impossible to figure out how those rules apply from the PDP itself.	Insert a definition for 'wetland' or cite a document that defines it in the definitions section.
Horticulture New Zealand (S159)	S159.025	Definitions	WETLAND, LAKE AND RIVER MARGINS	Oppose	A margin of 30 metres from a wetland, lake or river greater than 3m width would apply to the Rural zones and Horticulture zone or 10m for a river less than 3m in average width. The distance applies in the natural character rules regardless of the significance of the natural character. There should be differentiation in distances depending on the value of the margin.	Amend rules that apply definition of wetland, land and river margins so that there is differentiation in distances depending on the value of the margin.
Matauri Trustee Limited (S243)	S243.002	Definitions	WETLAND, LAKE AND RIVER MARGINS	Oppose	In the Proposed Plan, "Lake" has the same meaning as in section 2 of the RMA - "means a body of fresh water which is entirely or nearly surrounded by land". The Natural Character Chapter Rules, Objectives and Policies apply to lakes, without any limitation on the size of the lake. There are many small bodies of freshwater in the district which would qualify as a lake under this definition (including farm dams made by people), which do not contribute to natural character. The Operative District Plan applies the maximum setback rules to lakes only where they have a lakebed area of 8ha or more, with as lesser setback determined by a	Amend the definition of Wetland, Lake and River Margins as follows: "WETLAND, LAKE AND RIVER MARGINS DEFINITION In the Light Industrial and Heavy Industrial zones means the area of land within 20 metres of a: <ul style="list-style-type: none">• wetland;• lake (where the lakebed has an area of 5ha or more or is not a body of freshwater

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					<p>calculation against the area of the lake. It also defines a lake as "a permanent body of fresh water 5 or more hectares in area which is entirely or nearly surrounded by land". Either option should be carried over into the Proposed Plan to ensure that the provisions relating to Wetland, Lake and River Margins in the Proposed Plan are targeted to larger lakes, which are more likely to contribute to natural character, and avoid the provisions applying to farm dam</p>	<p>impounded by a dam); or • river greater than 3m average width In the General Residential, Russell Township, Quail Ridge or Mixed Use zones means the area of land within 26 metres of a:</p> <ul style="list-style-type: none"> • wetland; • lake (where the lakebed has an area of 5ha or a body of freshwater impounded by a dam); or • river greater than 3m average width <p>In all other zones means the area of land within 30 metres of a:</p> <ul style="list-style-type: none"> • wetland; • lake (where the lake bed has an area of 5ha or more or is not a body of freshwater impounded by a dam); or • river greater than 3m average width <p>Where a river is smaller than 3m average width means 10m of a river. Note: The width is measured in relation to the bed of the waterbody Or in the alternative: Insert a new definition of lake as:A permanent body of fresh water</p>

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						5 or more hectares in area which is entirely or nearly surrounded by land, and excluding a body of freshwater impounded by a dam
Kapiro Conservation Trust (S442)	S442.037	Definitions	WETLAND, LAKE AND RIVER MARGINS	Support	No reason stated.	Retain definition.
Northland Planning and Development 2020 Limited (S502)	S502.015	Definitions	WETLAND, LAKE AND RIVER MARGINS	Support in part	The change is sought to clarify that where a river is less than 3m in width that the applicable margin is only 10m in width.	Amend the definition of Wetland, Lake And River Margins: ...Where a river is smaller than 3m average width the river margin is the area of land within means 10m of a river. Note: The width is measured in relation to the bed of the waterbody
Waitangi Limited (S503)	S503.007	Definitions	WETLAND, LAKE AND RIVER MARGINS	Not Stated	The change is sought to clarify that where a river is less than 3m in width that the applicable margin is only 10m in width.	Amend the definition of Wetland, Lake And River Margins: ...Where a river is smaller than 3m average width the river margin is the area of land within means 10m of a river. Note: The width is measured in relation to the bed of the waterbody
Royal Forest and Bird Protection Society of New Zealand (S511)	S511.017	Definitions	WETLAND, LAKE AND RIVER MARGINS	Support		Retain

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New Zealand Kiwifruit Growers Incorporated (S518)	S518.003	Definitions	WETLAND, LAKE AND RIVER MARGINS	Support in part	Some ponds that store water for kiwifruit irrigation and frost protection have wetland characteristics. We presume that the wetland margin provisions are not intended to capture artificially constructed ponds used for water storage.	Amend definition of 'Wetland, Lake and River Margins' to add note as follows: 'For the avoidance of doubt, artificially constructed water storage ponds are not included within the definition' .
Vision Kerikeri (Vision for Kerikeri and Environs, VKK) (S527)	S527.018	Definitions	WETLAND, LAKE AND RIVER MARGINS	Oppose	The PDP defines the margins of wetlands, lakes and rivers as 20 - 30m, depending on the zone. The definition should be based on 30m, especially in the industrial and residential zones where greater protection is needed.	Amend the definition to make all margins of wetlands lakes and rivers 30m (inferred)
Carbon Neutral NZ Trust (S529)	S529.142	Definitions	WETLAND, LAKE AND RIVER MARGINS	Support in part	The PDP defines the margins of wetlands, lakes and rivers as 20 - 30m, depending on the zone. The definition should be based on 30m, especially in the industrial and residential zones where greater protection is needed	Amend the definition of 'Wetland, lake and river margins' so that it says 30m, especially in the industrial and residential zones
Te Whatu Ora - Health New Zealand, Te Tai Tokerau (S42)	S42.005	Definitions	New Definition	Not Stated	Clearly defining those activities that are permitted on the Hospital site within the definition of Hospital is considered to be clearer and more efficient than having a number of other permitted activities which must then be assessed as to whether or not they are "directly ancillary to the hospital".	Insert definition of hospital Hospital means any regionally significant infrastructure that provides for the medical, surgical or psychiatric care, treatment and rehabilitation of persons.
Te Whatu Ora - Health New Zealand, Te Tai Tokerau (S42)	S42.006	Definitions	New Definition	Not Stated	Clearly defining those activities that are permitted on the Hospital site within the definition of Hospital is considered to be clearer and more efficient than having a number of other permitted activities which must then be assessed as to whether or not they are "directly ancillary to the hospital".	Insert definition for Hospital Related Activities Hospital Related Activities means activities associated with the provision of medical, surgical or psychiatric care, treatment and rehabilitation of persons within a hospital, including: a. offices and administration facilities;

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						<p>b. pharmacies, food and beverage activities, bookstores, gift stores and florists; c. commercial services including banks and dry cleaners; d. ambulance facilities and first aid training facilities; e. conference facilities; f. helicopter facilities; g. hospices; h. hospital maintenance, operational and service facilities, including kitchens, storage facilities, waste processing and laundries; i. medical research and testing; j. mortuaries; k. rehabilitation and recreational facilities; l. training; and m. private specialist and general medical facilities, services and practices. o. Staff, patient and visitor accommodation; p. Emergency Services; and q. Care Centres</p> <p>h. Signage i. Lighting</p>
<p>New Zealand Pork Industry Board (S55)</p>	<p>S55.001</p>	<p>Definitions</p>	<p>New Definition</p>	<p>Neutral</p>	<p>NZPork seeks a definition that includes the burying of material infected by unwanted organisms as declared by the Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under</p>	<p>Insert a definition of Ancillary Rural Earthworks to include provisions for biosecurity related activity as a permitted activity. means: a.</p>

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					<p>the Biosecurity Act 1993'. This would allow farmers to undertake earthworks related to burying material in the event of a biosecurity incident as a permitted activity. Not all biosecurity incursions would constitute a biosecurity emergency that would trigger provisions in the RMA or the Biosecurity Act to override consenting requirements. The level of response required will depend entirely on the nature and scale of the incident. To date, the biosecurity emergency powers under the Biosecurity Act have never been used. In addition, any exemption granted under the Act will be short-term only in nature. After the exemption ends, the provisions of the RMA apply to the same extent as those provisions would have applied but for the exemption. This creates uncertainty as to whether resource consent would retrospectively be required for the activity, and as such may still limit the scope of the response for the landowner to what is provided for under the district plan. Biosecurity incidences which do not result in a declared emergency must therefore be managed to regional and district council plan requirements, including limitations on earthworks which may hinder any urgent response activity required to adequately address the incursion This is not a new matter and other District Plans recognise the issue and provide an appropriate resource management response. The viability of the New Zealand pork industry is dependent on the benefits conveyed upon it from the absence of many viral pathogens which are common in much of the rest of the world (porcine reproductive and respiratory syndrome virus, transmissible gastroenteritis, classical swine fever, African swine fever, swine influenza). Any incursion of new pathogens into the industry potentially</p>	<p>Normal agricultural and horticultural practices, such as cultivating and harvesting crops, ploughing, planting trees, root ripping, digging post holes, maintenance of drains, troughs and installation of their associated pipe networks, and realignment offence lines, drilling bores and offal pits, burying of dead stock and plant waste;b. Land preparation and vegetation clearance undertaken as part of horticultural plantings; andc. Maintenance of existing walking tracks, farm and forestry tracks, driveways, roads and accessways within the same formation width. the burying of material infected by unwanted organisms as declared by the Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993</p>

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					<p>jeopardises pork export marketing opportunities as well as directly creating financial and welfare hardships on New Zealand farms from the production consequences of these diseases. In addition, pigs have been proven to be important 'amplifier' hosts for foot-and-mouth disease (FMD), which has never occurred in New Zealand. If FMD did occur, it would have very serious consequences for the country's major dairy and meat export industries. Any biosecurity incursions within the industry must be able to be managed quickly and efficiently to contain spread. The intersect with the District Plan may well be in a response that requires burial of animal carcasses. The Regional Plan is in place to manage discharges from such activities but constraints on earthwork activity (volume and area) may inhibit a timely, efficient, and effective response.</p> <p>As such, NZPork seeks that the definition of Ancillary Rural Earthworks include provisions for biosecurity related activity. This method has been included in a number of existing and proposed district plans: - Auckland Unitary Plan- Opotiki District Plan- Proposed Waikato District Plan - Appeals Version- Proposed Selwyn District Plan - s42A Recommendation- Proposed Timaru District Plan</p>	
<p>New Zealand Pork Industry Board (S55)</p>	<p>S55.004</p>	<p>Definitions</p>	<p>New Definition</p>	<p>Not Stated</p>	<p>The requirements of farm worker accommodation can differ from those provided for as a minor residential unit. Many farms providing accommodation do so for the worker and their family. A 65m2 is not enough to comfortably accommodate a family. The location of the farm worker accommodation will need to respond to the activity of the site and cannot be constrained to the 15m maximum separation distance between the minor residential unit and the</p>	<p>Insert new definition as follows: Farm Workers' accommodation Means a minor residential unit for people whose duties require them to live on-site, and in the rural zones for people who work on the site or in the surrounding rural area. Includes farm managers,</p>

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					principal residential unit proposed for minor residential units in RPOZ-R19. Include a definition, policy and rule structure for farm worker accommodation.	workers and staff.
New Zealand Pork Industry Board (S55)	S55.006	Definitions	New Definition	Oppose	The definitions and associated rule structure for farming activities within the district should clearly define and delineate between intensive and extensive farming activities. At present, only intensive indoor primary production is defined, which means that all other types of farming activity would be captured by the definition of 'farming'. Pig farming which occurs outdoors may produce effects consistent with intensive farming in certain situations or circumstances (such as high stocking rates). This should be recognised in the plan and those activities protected from reverse sensitivity associated with sensitive activities. A definition and rule structure that also accounts for outdoor intensive primary production activities and outdoor extensive primary production activities would give clarity to the plan.	Insert new definition Intensive Primary Production means any activity defined as intensive indoor primary production or intensive outdoor primary production.
New Zealand Pork Industry Board (S55)	S55.008	Definitions	New Definition	Oppose	The definitions and associated rule structure for farming activities within the district should clearly define and delineate between intensive and extensive farming activities. At present, only intensive indoor primary production is defined, which means that all other types of farming activity would be captured by the definition of 'farming'. Pig farming which occurs outdoors may produce effects consistent with intensive farming in certain situations or circumstances (such as high stocking rates). This should be recognised in the plan and those activities protected from reverse sensitivity associated with sensitive activities. A definition and rule structure that also accounts for outdoor intensive primary production activities and outdoor extensive primary production activities would give clarity to the plan.	Insert new definition Intensive Outdoor Primary Production means primary production activities involving the keeping or rearing of livestock, or commercial aquaculture, where the regular feed source for the production of goods is substantially provided other than from the site concerned. The activity may be undertaken entirely outdoors or in a combination of indoors and outdoors, including within an outdoor

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						enclosure. It includes: 1.free-range poultry or game bird farming and2.aquaculture.It excludes the following:1.woolsheds;2.dairy sheds;3.calf pens or wintering accommodation for stock;4. pig production for domestic use which involves no more than25 weaned pigs or six sows.5.Extensive pig farming.
New Zealand Pork Industry Board (S55)	S55.009	Definitions	New Definition	Oppose	The definitions and associated rule structure for farming activities within the district should clearly define and delineate between intensive and extensive farming activities. At present, only intensive indoor primary production is defined, which means that all other types of farming activity would be captured by the definition of 'farming'.Pig farming which occurs outdoors may produce effects consistent with intensive farming in certain situations or circumstances (such as high stocking rates). This should be recognised in the plan and those activities protected from reverse sensitivity associated with sensitive activities. A definition and rule structure that also accounts for outdoor intensive primary production activities and outdoor extensive primary production activities would give clarity to the plan.	insert new definition Extensive pig farming means the keeping of pigs outdoors on land at a stock density which ensures permanent vegetation cover is maintained and in accordance with any relevant industry codes of practice, and where no fixed buildings are used for the continuous housing of animals.
New Zealand Pork Industry Board (S55)	S55.010	Definitions	New Definition	Oppose	Reverse sensitivity effects are one of the principal means by which lawfully established intensive primary production activities are being curtailed throughout NZ. The plan would benefit from a specific definition and associated rule structure to manage reverse sensitivity effects in order to enable the	Insert new definition Reverse sensitivity Means the potential for an approved (whether by consent or designation), existing or permitted activity to be compromised, constrained,

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					continued effective operation of primary production activities in the district.	or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an approved, existing or permitted activity.
PF Olsen Limited (S91)	S91.001	Definitions	New Definition	Not Stated	There is no definition for "forestry activities" that are not plantation forestry activities. Plantation forestry and plantation forestry activities are well defined in the draft plan (in accordance with the National Environmental Standards for Plantation Forestry), however other forestry activities are not (i.e. permanent or carbon forestry).	Insert new definition for "permanent exotic forestry/carbon farming"
Ballance Agri-Nutrients Limited (S143)	S143.001	Definitions	New Definition	Not Stated	Ballance seeks to have agricultural aviation defined to include primary production, biosecurity, and conservation activities undertaken by agricultural aviation	Insert new definition Agricultural aviation activities; means the intermittent operation of an aircraft (including fixed-wing aeroplanes and helicopters) from a rural airstrip or helicopter landing area for primary production activities, and; conservation activities for biosecurity, or biodiversity purposes; including stock management, and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTA's).

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Ara Poutama Aotearoa the Department of Corrections (S158)	S158.002	Definitions	New Definition	Oppose	The National Planning Standards include definitions for "residential activity" and "residential unit" that must be used when a local authority includes a definition for such in its plan. The PDP includes both of these definitions, which is supported. However, the definition of "residential unit" refers to a "household" which is not defined in the PDP. Ara Poutama seeks that a new definition be added, to clarify that a household is not necessarily limited to a family unit or a flatting arrangement (which are more commonly perceived household situations).	Insert a definition of "household" as follows: HOUSEHOLD means a person or group of people who live together as a unit whether or not:a. any or all of them are members of the same family; orb. one or more members of the group (whether or not they are paid) provides day-to-day care, support and supervision to any other member(s) of the group.
Ara Poutama Aotearoa the Department of Corrections (S158)	S158.003	Definitions	New Definition	Oppose	The definition is important in 'capturing' non-custodial rehabilitative and reintegration activities and programmes undertaken by, or on behalf of, Ara Poutama. Non-custodial rehabilitative and reintegration activities and programmes are an important component of the rehabilitative process for people under Ara Poutama's supervision. They enable people and communities to provide for their social and cultural well-being and for their health and safety.	Insert a definition of "non-custodial rehabilitation activity" as follows: NON-CUSTODIAL REHABILITATION ACTIVITY means the use of land and buildings for non-custodial rehabilitative and reintegration activities and programmes undertaken by, or on behalf of, Ara Poutama Aotearoa the Department of Corrections.
Horticulture New Zealand (S159)	S159.001	Definitions	New Definition	Not Stated	There is a need to provide for 'day-to-day' activities that are integral to productive land use in the rural zone. Providing a definition for ancillary rural earthworks and a clear rule framework is an efficient approach. Cultivation (gardening, and the disturbance of land for the installation of fence posts) are excluded from the definition of earthworks, however there are other activities which submitter seeks to provide for.	Insert a definition of 'ancillary rural earthworks' as follows: Ancillary rural earthworks means earthworks associated with normal agricultural and horticultural practices, such as: <ul style="list-style-type: none"> 1. maintenance of drains, troughs and installation of their associated pipe

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						<p>networks, drilling bores and offal pits, burying of dead stock and plant waste, erosion and sediment control measures</p> <p>2. the burying of material infected by unwanted organisms as declared by the Ministry of Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993.</p> <p>Note: For clarity, it is noted that cultivation is not 'defined as earthworks'.</p>
Horticulture New Zealand (S159)	S159.002	Definitions	New Definition	Not Stated	Seasonal worker accommodation is distinct from visitor accommodation.	<p>Insert a definition of 'seasonal worker accommodation' as follows:</p> <p>Seasonal worker accommodation means the use of land and buildings for the sole purpose of accommodating the short-term labour requirement of a farming activity, rural industry or post-harvest facility.</p>
Horticulture New Zealand (S159)	S159.003	Definitions	New Definition	Not Stated	A definition for 'Agricultural aviation movements' would provide clarity within the plan - seeks to clearly provide for this activity	Insert a definition of 'agricultural aviation movements' as

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					as a permitted activity in rural zones due to its intermittent nature.	follows: Agricultural aviation movements mean intermittent aircraft and helicopter movements for purposes ancillary to primary production activities, including topdressing, spraying, stock management, fertiliser application, and frost mitigation, and associated refuelling.
Horticulture New Zealand (S159)	S159.004	Definitions	New Definition	Not Stated	Seeks to ensure that crop protection structures are not inadvertently covered by inappropriate effects standards, where there is a risk that they may be considered 'buildings' (due to inconsistency in interpretation). A way of addressing this is to provide a clear framework through a definition and specific standard or rule for the rural zone.	Insert a definition of 'crop protection structures' as follows: Crop support structure means an open structure on which plants are grown.
Horticulture New Zealand (S159)	S159.005	Definitions	New Definition	Not Stated	A definition should be included for greenhouses as it is used in the definition of artificial crop protection structures. To support diversification to alternative growing methods.	Insert a definition of 'greenhouses' as follows: Greenhouses means a structure enclosed by glass or other transparent material and used for the cultivation or protection of plants in a controlled environment but excludes artificial crop protection structures
Horticulture New Zealand (S159)	S159.006	Definitions	New Definition	Not Stated	A new Horticulture zone has been provided for under special purpose zone. A definition should be provided for this zone.	Insert definition of Horticulture zone

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Horticulture New Zealand (S159)	S159.007	Definitions	New Definition	Not Stated	The Regional Policy Statement for Northland includes a definition for reverse sensitivity that should be included in the District Plan.	Include a definition of 'reverse sensitivity' as follows: Reverse sensitivity means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained
Horticulture New Zealand (S159)	S159.033	Definitions	New Definition	Oppose	Critical electricity lines are not defined or described.	Define critical electricity lines
Horticulture New Zealand (S159)	S159.034	Definitions	New Definition	Oppose	Electricity distribution lines are not defined or described.	Define electricity distribution lines
Bentzen Farm Limited (S167)	S167.002	Definitions	New Definition	Oppose	There is a lack of specificity as to what comprises a helicopter landing area. There is a disconnect between "helicopter landing areas" (presumably dedicated areas for this purpose) and the content of rules which apply to the movements and landing of helicopters. If the intent is to apply to dedicated helicopter landing areas, then a definition of that landuse is warranted to give the rule specificity.	Insert the following new definition: "Helicopter landing areas means an identified landing area for helicopter landing, loading and take-off but does not include refuelling, servicing, a hangar, or a freight handling facility".
Setar Thirty Six Limited (S168)	S168.002	Definitions	New Definition	Oppose	Standard Noise-S4 would benefit from a definition of 'Helicopter landing areas'	Insert the following new definition for 'Helicopter landing areas': Helicopter landing areas means an identified landing area for helicopter landing, loading and take-off but does not include refuelling,

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						servicing, a hangar, or a freight handling facility.
Alec Brian Cox (S170)	S170.002	Definitions	New Definition	Support in part	The Rules in the Subdivision section seek to impose minimum standards on developments. In recent times, there have been a number of developments in the form of gated communities where the number of allotments exceeds the number allowed for a private accessway, where roads remain as part of the allotments. In the alternative approach of a Land Use Change, used for Retirement Villages, the subdivision rules are not enforced as there are no new allotments. In these two situations, the unit size is increased by a share of the common ground, thus permitting a more intensive development before reaching the limits. To provide an equitable situation common ground should be excluded from the net allotment size.	Insert definition of 'Net allotment size'; being allotment size excluding common/shared areas.
Alec Brian Cox (S170)	S170.003	Definitions	New Definition	Support in part	The Rules in the Subdivision section seek to impose minimum standards on developments. In recent times, there have been a number of developments in the form of gated communities where the number of allotments exceeds the number allowed for a private accessway, where roads remain as part of the allotments. In the alternative approach of a Land Use Change, used for Retirement Villages, the subdivision rules are not enforced as there are no new allotments. In these two situations, the unit size is increased by a share of the common ground, thus permitting a more intensive development before reaching the limits. To provide an equitable situation common ground should be excluded from the net allotment size.	Amend to include in the Definitions "net allotment size", as allotment size excluding any common/shared areas.
NZ Agricultural	S182.001	Definitions	New Definition	Not Stated	Seek to have agricultural aviation defined to include primary production, biosecurity, and	Include a new definition Agricultural aviation activities.

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Aviation Association (S182)					conservation activities undertaken by agricultural aviation	means the intermittent operation of an aircraft from a rural airstrip or helicopter landing area for primary production activities, and; conservation activities for biosecurity, or biodiversity purposes; including stock management, and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTA's). For clarity, aircraft includes fixed wing aeroplanes, helicopters, and unmanned aerial vehicles (UAV's).
NZ Agricultural Aviation Association (S182)	S182.002	Definitions	New Definition	Not Stated	Definition of 'aircraft' needed to future proof the Plan	Include a new definition Aircraft means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by the reactions of the air against the surface of the earth
NZ Agricultural Aviation Association (S182)	S182.006	Definitions	New Definition	Not Stated	Seek a definition of Helicopter landing area in the Plan	Insert a new definition of Helicopter landing area means any area of land, building, or structure intended or designed to be used, whether wholly or partly, for helicopter movement or servicing
NZ Agricultural Aviation Association (S182)	S182.007	Definitions	New Definition	Not Stated	Seek a new definition of Improved Pasture as defined in the NPSFM 2020 to clarify rules relating to the clearance of native vegetation	Insert a new definition for Improved Pasture means an area of land where exotic pasture species have been deliberately sown or maintained for the purpose of pasture production, and species composition and growth has been modified and is being managed for livestock grazing
NZ Agricultural Aviation	S182.010	Definitions	New Definition	Not Stated	Seek a new definition of Rural Airstrip in the Plan	Insert a new definition of Rural Airstrip means any defined area of land

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Association (S182)						intended or designed to be used, whether wholly or partly, for the landing, departure, movement, or servicing or aircraft in the rural area.
The Shooting Box Limited (S187)	S187.002	Definitions	New Definition	Oppose	Refer to submission point in this submission on rule NOISE-S4 Helicopter landing areas.	Amend to add the following new definition: "Helicopter landing areas means an identified landing area for helicopter landing, loading and take-off but does not include refuelling, servicing, a hangar, or a freight handling facility".
Haigh Workman Limited (S215)	S215.056	Definitions	New Definition	Not Stated	<p>The term 'low impact design' is used in the matters of discretion in the zone and subdivision policies and rules , but there is no definition of what this term means. We recommend that the term be defined in the Definitions section.</p> <p>The term 'Low Impact Design' is derived from Auckland Council TP124 : 'Low Impact Design' is a design approach for site development that protects and incorporates natural site features into erosion and sediment control and stormwater management plans. If this definition is used, reference should be made to TP124. TP124 has been replaced by GD04 'Water Sensitive Design (WSD) for Stormwater'. The introduction to GD04 notes: 'WSD approaches focus on reducing or eliminating stormwater runoff generation through source control, and utilising natural systems and processes to manage stormwater quantity and quality effects. '</p> <p>If reference is made to GD04, the term 'Low Impact Design' should be replaced with 'Water Sensitive Design' throughout the District Plan.</p>	Insert a definition for the term 'Low Impact Design'.

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Wendover Two Limited (S222)	S222.002	Definitions	New Definition	Oppose	See submission point in this submission on rule NOISE-S4 Helicopter landing areas.	Insert the following new definition Helicopter landing areas means an identified landing areas for helicopter landing, loading and take-off but does not include refueling, servicing, a hangar, or a freight handling facility.
Matauri Trustee Limited (S243)	S243.003	Definitions	New Definition	Oppose	'Helicopter landing areas' are presumably dedicated landing areas, rather than simply the landing and take-off of helicopter areas per se.	Insert the following new definition for helicopter landing areas: Helicopter landing areas means an identified landing area for helicopter landing, loading and take-off but does not include refuelling, servicing, a hangar, or a freight handling facility.
Willowridge Developments Limited (S250)	S250.001	Definitions	New Definition	Support in part	It is considered worthwhile to include nesting tables to provide certainty for plan users as to what activities are captured in the rules.	Amend the definitions chapter to incorporate nesting tables into the definitions chapter.
Our Kerikeri Community Charitable Trust (S271)	S271.005	Definitions	New Definition	Support in part	This is a term that is used often throughout the PDP but is not defined. The principal of integrated transportation networks is supported, and it considered useful to have this term defined to ensure that it is clear to plan users what is meant.	Insert a definition for 'Integrated transport network'.
Ministry of Education Te Tāhuhu o Te Mātauranga (S331)	S331.002	Definitions	New Definition	Not Stated	The Ministry requests the inclusion of a new definition: 'additional infrastructure' to the Far North Proposed District Plan. The definition is derived from the National Policy Statement on Urban Development 2020 (NPS-UD). Educational facilities are included within the definition of 'additional infrastructure'. The use of the broad definition of 'additional infrastructure' in addition to educational facilities will enable a wider category of	Amend the Definitions to include a new definition for Additional Infrastructure, as follows: Additional infrastructure means: a. Public open space. b. Community infrastructure as defined in section 197 of the Local

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					infrastructure to be captured by inclusions of the definition within the provisions of the plan. It will allow for activities that provide broadly for communities' social, economic, and cultural well-being and for their health and safety, to be captured within specific policies and objectives and will be consistent with the NPS-UD wording.	<p>Government Act 2002.c. Land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities.d. Social infrastructure, such as schools and healthcare facilities.e. A network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001).f. A network operated for the purpose of transmitting or distributing electricity or gas.</p>
P S Yates Family Trust (S333)	S333.002	Definitions	New Definition	Not Stated	See submission point in this submission on rule NOISES4 Helicopter landing areas	Insert the following new definition: " Helicopter landing areas means an identified landing area for helicopter landing, loading and take-off but does not include refuelling, servicing, a hangar, or a freight handling facility ".
Te Aupōuri Commercial Development Ltd (S339)	S339.004	Definitions	New Definition	Not Stated	Further to the changes sought to the definition of "Papakāinga" in submission point 2, TACDL seeks to incorporate a new definition for "Māori Cultural Activities" to assist with interpretation of the Papakāinga rules provided throughout the PDP.	Insert a new definition for Māori Cultural Activity as follows: means activities undertaken by or associated with whanau, hapū or iwi that are in accordance with tikanga, including

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						ceremonial, ritual, transferring marking areas or boundaries, or recreational activities.
Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd (S344)	S344.004	Definitions	New Definition	Not Stated	The PDP includes activity-based rules which manage the establishment and operation of activities within zones and sites. However, the rules include terms as activity rules that do not have definitions. It is difficult to confirm activities permitted within the sites of interest in the absence of clear definitions. It is considered that it is worthwhile to include nesting tables to provide certainty for plan users as to what activities are captured in the rules.	Amend definitions as required, reviewing all definitions, amending overlaps or creating definitions for terms which are not currently defined and incorporate nesting tables.
Wakaiti Dalton (S355)	S355.003	Definitions	New Definition	Not Stated	Further to the changes sought to the definition of "Papakāinga" in submission point 2, we that seek that FNDC incorporate a new definition for "Māori Cultural Activities" to assist with interpretation of the Papakāinga rules provided throughout the PDP.	Insert a new definition for Māori Cultural Activity as follows: "means activities undertaken by or associated with whanau, hapū or iwi that are in accordance with tikanga, including ceremonial, ritual, transferring marking areas or boundaries, or recreational activities."
Waste Management NZ Limited (S360)	S360.011	Definitions	New Definition	Oppose	That a specific definition of 'waste management facility' is inserted to ensure that such facilities are clearly provided for with a specific definition rather than being interpreted as either 'offensive trade' or 'industrial activity'.	Insert a new definition for 'waste management facility' as follows: Waste Management Facility means a facility where waste and recyclable materials are temporarily stored, handled and processed, prior to being transported to

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						another facility for disposal or an alternative use. These include, but are not limited to, refuse and recycling transfer stations, and materials recovery facilities.
Foodstuffs North Island Limited (S363)	S363.004	Definitions	New Definition	Not Stated	The submitter identifies that the activity based rules, particularly with respect to the MUZ, include terms as activity rules that do not have definitions and therefore it is difficult for to confirm activities permitted within the sites of interest in the absence of clear definitions. Also, it would be worthwhile to add nesting tables to provide certainty for plan users as to what activities are captured in the rules.	Amend definitions chapter to incorporate nesting tables, identify overlaps and create definitions for terms which are not currently defined.
Foodstuffs North Island Limited (S363)	S363.005	Definitions	New Definition	Not Stated	The submitter identifies that 'Supermarket' is not a defined term within the PDP. In addition, the term supermarket is used inconsistently throughout the proposed provisions, which could lead to confusion and inconsistent application.	Amend the definition chapter to insert the following definition of supermarket (or to similar effect): Supermarket means a self-service retail activity selling mainly food, beverages and small household goods.
Director-General of Conservation (Department of Conservation) (S364)	S364.043	Definitions	New Definition	Support in part	The Director-General supports Policy IB-P8, however, requests a definition be included in the District Plan to specify the meaning of "ecological district".	Insert definition for "ecological district".
Director-General of Conservation (Department of	S364.084	Definitions	New Definition	Oppose	The Director-General requests clarity on the inclusion of vegetation clearance for biosecurity reasons. For example, in what circumstances would an unlimited amount of indigenous vegetation be cleared as a	Insert a definition for "biosecurity reasons" to clarify Rule IB-R1 if required

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Conservation) (S364)					Permitted Activity for biosecurity reasons? Can any member of the public remove indigenous vegetation for biosecurity reasons or is it only specific organisations/entities?	
Far North District Council (S368)	S368.085	Definitions	New Definition	Not Stated	Community Sign (Community signs) is not defined in the PDP, as such it is unclear what it means. A definition will assist plan usability.	Insert a new definition for 'Community sign' means a sign for the purposes of promoting any forthcoming event, community organisation and providing community information without advertising for other goods or services
Bunnings Limited (S371)	S371.006	Definitions	New Definition	Oppose	The Proposed Plan includes activity-based rules which manage the establishment and operation of activities within zones and sites. However, the rules (particularly with respect to the Light Industrial zone rules of interest to Bunnings) include terms as activity rules that do not have definitions. Bunnings support a clear and well written plan to support ease of reading and implementation for plan users. The lack of definitions for activities coupled with the lack of nesting table (see S371.003) organising different land use activities under a broader term makes it very difficult to confirm with certainty what activities are provided for as permitted activities. This is a critical element of an activities based plan, particularly where the default for activities not otherwise specified is typically discretionary activity	Amend the definitions section to amend overlaps or create definitions for terms which are not currently defined, and incorporate nesting tables
McDonalds Restaurants NZ Limited (S385)	S385.001	Definitions	New Definition	Not Stated	McDonald's considers that a definitions nesting table and carefully considered definitions are critical to ensuring the efficient and effective implementation of the Plan in a consistent manner and considers the How the Plan works chapter to be an appropriate location for this. Nesting tables provide a clear and succinct way of organising different land use activities in a broader term which is critical given the plan typically defaults to	Insert definition nesting table

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					discretionary activity where not otherwise specified. McDonald's notes that section 14 Definitions Standard of the National Planning Standards Councils must consider whether to include instructions on how definitions relate to one another (e.g. nesting diagrams). On review of the Overview s32 analysis it is not clear to McDonalds that Council has considered either option.	
McDonalds Restaurants NZ Limited (S385)	S385.004	Definitions	New Definition	Not Stated	Drive-through activity is a term used in the Mixed Use Zone (see MUZ-R16) and fast food with 'drive-thu' under 'Food and Beverage Activity' in the Transport Chapter tables. McDonald's note that: <ul style="list-style-type: none"> - Neither drive through, drive-thru or food and beverage are defined. - It is unclear whether a McDonald's restaurant would be captured by any of these activity, - In the absence of a nesting table, it is difficult to understand if these activities are considered commercial activities (which is defined) and whether they are sub classification. As noted in section 2 and sub#1 McDonalds seek that Council review definitions and include a nesting table to provide some clarity for plan users and ensure an efficient and effective plan that can be applied consistently. With specific regard to Drive-through activity McDonalds seeks that a definition be included.	Insert definition for drive-through activity.
McDonalds Restaurants NZ Limited (S385)	S385.005	Definitions	New Definition	Not Stated	McDonald's notes that 'restaurants' and 'cafes' are terms used in the Transport Chapter (under food and beverage) and in the Light Industrial Zone (see LIZ 5). <ul style="list-style-type: none"> - These terms are not defined, it is unclear whether a McDonald's restaurant would be captured by either of these activities, - In the absence of a nesting table, it is 	Insert definition for restaurant and café activity, and confirm that this is a subclassification to 'commercial activity'.

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					<p>difficult to understand if these activities are considered commercial activities (which is defined) and whether they are sub classification.</p> <p>As noted in section 2 and sub#1 McDonalds seek that Council review definitions and include a nesting table that clearly identifies restaurants and cafes as a commercial activity. This is critical for the efficient and effective application of the plan</p>	
McDonalds Restaurants NZ Limited (S385)	S385.032	Definitions	New Definition	Not Stated	The overview of the Mixed Use Zone provides for activities that are not defined (retail activities, and food and beverage). As per sub#1 and sub#2 McDonald's seeks clear definitions and nesting tables to provide clarity to plan users.	Insert a new definition for 'retail activities'
McDonalds Restaurants NZ Limited (S385)	S385.033	Definitions	New Definition	Not Stated	The overview of the Mixed Use Zone provides for activities that are not defined (retail activities, and food and beverage). As per sub#1 and sub#2 McDonald's seeks clear definitions and nesting tables to provide clarity to plan users.	Insert new definition for 'food and beverage'
Sarah Ballantyne and Dean Agnew (S386)	S386.029	Definitions	New Definition	Oppose	Ridgeline, headland and peninsula are not defined terms and are somewhat subjective terms to include within rule criteria for the purpose of determining whether consent is required or not. It is also unclear as to whether the rule is intending to protect the skyline within the CE or act as a generic visual amenity consent trigger. If the former, we consider the rule could be reworded to make reference to the "height of the tallest/highest surrounding ridgeline, headland or peninsula".	Insert definitions of ridgeline, headland and peninsula.
Te Runanga o Ngai Takoto Trust (S390)	S390.023	Definitions	New Definition	Support	The submitter identifies that the term "sustainable carrying capacity" is not defined and its meaning will be uncertain and contestable. It is not obvious in objectives TSL-O4 and MPZ-O3 whether it is intended to constrain or enable development. The definition should reference the developable area of a site, nature of the locality (urban,	Insert a definition of the term "sustainable carrying capacity" as used in objectives TSL-O4 and MPZ-O3.

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					rural, coastal or in an overlay) and infrastructure and services available.	
Te Hiku Iwi Development Trust (S399)	S399.006	Definitions	New Definition	Not Stated	Te Rūnanga o te Rarawa's submission that the term 'iwi/hapū environmental management plans' should be defined was accepted, but this has not been included in either the Tangata whenua section or the definitions section of the online version of the proposed plan.	Insert a definition for iwi/hapū environmental management plans in either the definitions section or the Tangata Whenua section of the plan and the outline their role/relevance in RMA decision making in the Tangata Whenua section.
KiwiRail Holdings Limited (S416)	S416.002	Definitions	New Definition	Support in part	There is no definition of 'maintenance and repair'. KiwiRail considers it prudent to specify that any work or activity necessary to keep the operation or functioning of existing infrastructure, can be included.	Insert a definition of 'maintenance and repair' as follows: MeansTo make good decayed or damaged fabric to keep a building or structure in a sound or weatherproof condition or to prevent deterioration of fabric; and regular and on-going protective care of a building or structure to prevent deterioration
KiwiRail Holdings Limited (S416)	S416.008	Definitions	New Definition	Support	KiwiRail proposed that the Plan include a definition for reverse sensitivity effects. It is important to recognise the vulnerability of existing, lawfully established activities, such as the rail network, to noise sensitive activities being located nearby. The definition needs to recognise that rail activities are more than operation of the railway, also encompassing development, upgrading and maintenance of the railway network.	Insert a definition of 'reverse sensitivity' as follows: means the potential for the development, upgrading, operation and maintenance of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived

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						<p>environmental effects generated by the existing activity.</p> <p>Or any such alternative relief to ensure that all elements likely to be affected are covered by this definition.</p>